



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5028 50 Street  
Camrose, Alberta**

**MLS # A2136928**



**\$424,800**

<b>Division:</b>	Downtown Camrose	<b>Addl. Cost:</b>	-
<b>Type:</b>	Mixed Use	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Cable, Natural Gas, Fiber Optics at Lot Line, High Speed
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.12 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	Back Lane, City Lot, Paved
<b>Size:</b>	5,044 sq.ft.		
<b>Zoning:</b>	C1		

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Sewer

**Inclusions:** Shelving

Located in the heart of Downtown Camrose. You will discover this amazing Renovated Shop that was Professionally Renovated by Home Solution Contracting Company in 2019. With Vinyl Flooring, Tile Ceiling, Security Systems, Professional Kitchen, Office Area, Bathrooms, Plumbing (PEX), Updated Electrical, High End Back Entrance Door, Lennox Furnace 2007 for each Floor (3 Floors, Basement is 2,491 square feet, with a bathroom), (Great Storage Area) Over \$150,000 in Renovations. This Amazing Property Speaks Potential! What Camrose is Looking for! EXIT Escape Games Room, Axe Monkeys, Virtual Reality Lounge, Laser Tag? Live upstairs in your Apartment Suite! All these Business could accommodate this Building! Camrose has the Young adults in the Community that drive to have Fun! This would thrive here! Camrose has over 30km of walking trails, Kayak in the middle of Camrose, We all enjoy it. Enjoy many of our Fine Beer tours. Or an evening out at the Marrow Restaurant or if Golf is your Passion; Step out onto one of our Golf Courses. Plenty of Hockey Action also in Camrose. There is so much to Explore and do for all Ages! Enjoy experiencing Camrose, Alberta!