



GRASSROOTS
REALTY GROUP

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**5712 48 Avenue
Camrose, Alberta**

MLS # A2169850

\$399,900

Division: West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,310 sq.ft.

Zoning: C2

Heating: - **Addl. Cost:** -

Floors: - **Based on Year:** -

Roof: Metal **Utilities:** -

Exterior: - **Parking:** -

Water: - **Lot Size:** 0.11 Acre

Sewer: - **Lot Feat:** -

Inclusions: See remarks



HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for a dog groomer, retail, beauty salon, professional services, etc. Two designated office rooms on the main floor. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession. Property also available for rent - \$2,500 per month triple net.