



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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5712 48 Avenue  
Camrose, Alberta

MLS # A2170240



**\$2,500 per month**

Division: West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,310 sq.ft.

Zoning: 6

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for dog groomer, retail, beauty salon, professional services, etc. 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. Rent for \$2,500 per month triple net, or available for purchase at \$399,900.