



GRASSROOTS
REALTY GROUP

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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

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.11 Acre

Lot Feat: -

Heating: -

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

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.