



**GRASSROOTS**  
REALTY GROUP

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**5402 48A Avenue  
Camrose, Alberta**

**MLS # A2180641**



**\$750,000**

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,750 sq.ft.

**Zoning:** 15

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.81 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Incredible opportunity to purchase one of Camrose's premier locations! With over 10,000 sq ft of space available. Get ready to move your company here or look at renovating this space to whatever your needs are. Directly across from Camrose's iconic Mirror Lake and only blocks away from downtown. Maybe you're a growing company looking for more space, a law firm, medical clinic, daycare, or look at completely overhauling/demolishing this space and creating your own. Excellent parking in the rear, high visibility, you have it all right here.