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## 6708 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Camrose, Alberta



**Listing ID:**  
26702


**MLS ID:**  
A2167366

**\$5,300,000**



 **MATTHEW MAYER**  
 (780) 781-7088

 Central Agencies Realty Inc.  
 780-672-4495

 6708 48 Avenue , Camrose , Alberta T4V 4S3

**Transaction Type**

For Sale

**Days On Market**

224

**Zoning**

C2

**Subdivision**

West End

**Building Type**Mixed Use,Office Building,Street Level  
Storefront**Year Built**

2005

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

9923273

**Building Area (Sq. Ft.)**

25339.00

**Building Area (Sq. M.)**

2354.05

**Lot Size (Sq. Ft.)**

44866

**Lot Size (Acres)**

1.03

**Construction Type**

Metal Frame,Stucco

**Roof**

Tar/Gravel

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Forced Air

**Inclusions**

Security System/Cameras

**Restrictions**

None Known

**Reports**

Leases,Site Plans

Exceptional Investment Opportunity. The Gemini Centre - A Premier Property with a Prime Location and Exposure along 48th Ave in the West End of the City of Camrose. Situated on just over an acre with a building total of 25,339 sqft and a net lease space of 20,595 sqft. Excellent blend of tenants, ideal ground floor locations and the best office environments in the City of Camrose. Prime Location at the intersection of Highway 13 and Camrose Drive giving incredible exposure for business and access for the public. The Building features superior design, unmatched visibility, parking and elevator access.

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