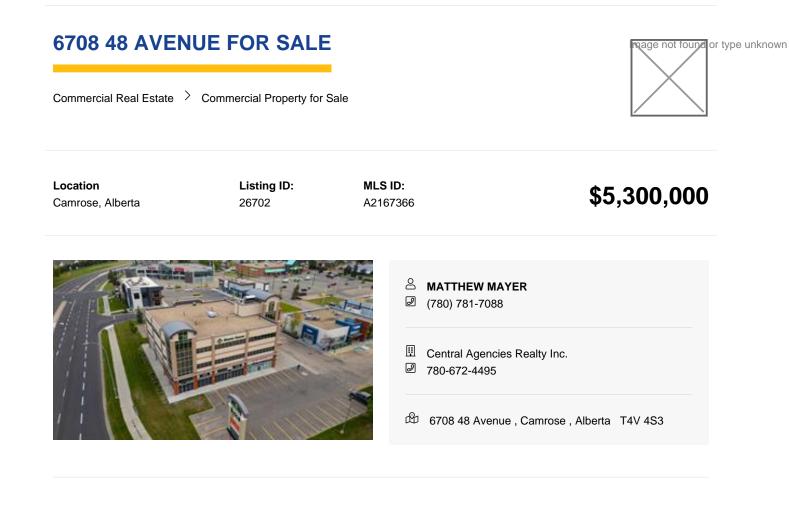


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Transaction Type For Sale

Subdivision West End

Structure Type Mixed Use

Legal Plan 9923273

Lot Size (Sq. Ft.) 44866

**Roof** Tar/Gravel

Heating Forced Air

Reports Leases,Site Plans Days On Market 224

Building Type Mixed Use,Office Building,Street Level Storefront

Property Type Commercial

**Building Area (Sq. Ft.)** 25339.00

Lot Size (Acres) 1.03

Foundation Poured Concrete

Inclusions Security System/Cameras Zoning C2

Year Built 2005

Property Sub Type Mixed Use

Building Area (Sq. M.) 2354.05

Construction Type Metal Frame, Stucco

Cooling Central Air

Restrictions None Known

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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