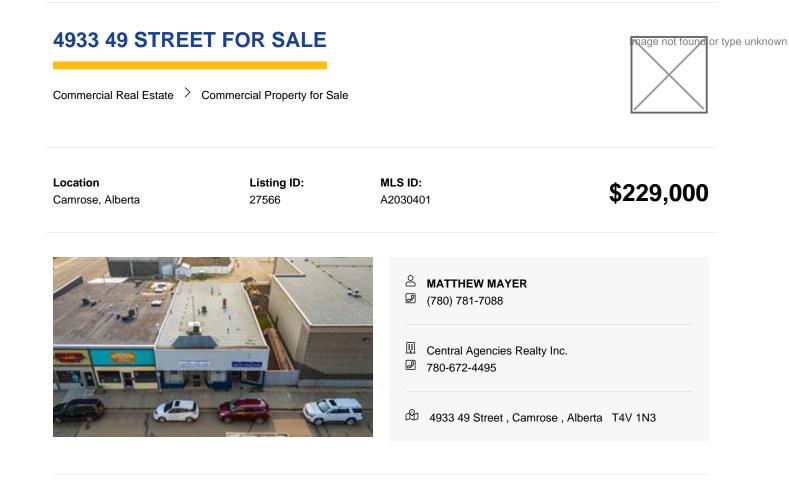


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Transaction Type For Sale

Zoning C1

Year Built 1940

Property Sub Type Mixed Use

Building Area (Sq. M.) 303.05

Footprint (Sq. Ft.) 3262

Foundation Combination,Poured Concrete

Access to Property Back Alley Access, Public

Reports RPR with Compliance Title Fee Simple

Subdivision Downtown Camrose

Structure Type Mixed Use

Legal Plan RN28

Lot Size (Sq. Ft.) 4520

Construction Type Metal Siding ,Stucco,Wood Frame

Heating Forced Air,Natural Gas

Inclusions N/A Days On Market 907

Building Type Commercial Mix,Retail,Walk-up

Property Type Commercial

Building Area (Sq. Ft.) 3262.00

Lot Size (Acres) 0.10

Roof Membrane

Commercial Amenities Storage

Restrictions None Known

Prime City Centre Property in Camrose – Zoned C1 This is an Excellent Opportunity, with a Central Location in the Heart of the Camrose City Centre! A great place to locate your existing business or establish your new business. Features a 3,262sq.ft commercial Building zoned C1 suitable for various/multiple business uses with Easy Customer Access. The building features easy street level access with two front entrances which also allows for additional tenants/business lines if needed. Floor plan offers reception areas, offices, client meeting rooms, 3 bathrooms, flex areas and warehousing/storage. Easy alley access for Parking! This is an Excellent Investment Opportunity or a Great Place For Your Business!

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