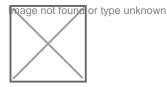


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4933 49 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Camrose, Alberta

Listing ID: 27566

MLS ID: A2030401

\$229,000



**△** MATTHEW MAYER

(780) 781-7088

□ Central Agencies Realty Inc.

**2** 780-672-4495

4933 49 Street , Camrose , Alberta T4V 1N3

**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

Roof

0.10

Membrane

**Days On Market** 

**Building Type** 

**Property Type** 

Lot Size (Acres)

Building Area (Sq. Ft.)

Commercial

3262.00

Commercial Mix, Retail, Walk-up

845

**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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