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## 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**  
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 Central Agencies Realty Inc.  
 780-672-4495

 4933 49 Street , Camrose , Alberta T4V 1N3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 845
<b>Zoning</b> C1	<b>Subdivision</b> Downtown Camrose	<b>Building Type</b> Commercial Mix,Retail,Walk-up
<b>Year Built</b> 1940	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> RN28	<b>Building Area (Sq. Ft.)</b> 3262.00
<b>Building Area (Sq. M.)</b> 303.05	<b>Lot Size (Sq. Ft.)</b> 4520	<b>Lot Size (Acres)</b> 0.10
<b>Footprint (Sq. Ft.)</b> 3262	<b>Construction Type</b> Metal Siding ,Stucco,Wood Frame	<b>Roof</b> Membrane
<b>Foundation</b> Combination,Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Storage
<b>Access to Property</b> Back Alley Access,Public	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> RPR with Compliance		

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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