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## 4707 39 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Camrose, Alberta



**Listing ID:**  
27637


**MLS ID:**  
A2066711

**\$2,690,000**



 **COLE WALKER**  
 (780) 679-5544

 CIR Realty  
 403-358-3883

 4707 39 Street , Camrose , Alberta T4V 2N6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1002	<b>Zoning</b> M1
<b>Subdivision</b> East End	<b>Year Built</b> 1971	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2222066
<b>Building Area (Sq. Ft.)</b> 5340.00	<b>Building Area (Sq. M.)</b> 496.10	<b>Lot Size (Sq. Ft.)</b> 178596
<b>Lot Size (Acres)</b> 4.10	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Other Documents, Title

High visibility high exposure property ready for your growing business. This property which consists of 3 lots and over 4 acres of land has a well looked after main building(60x88) This main building has multiple offices, staff/board rooms, reception desk and attached heated shop bay with overhead doors. Building 2 consists of a 40x72 heated shop with washroom. The 3rd building is a double garage that is great to park machinery in or use for extra storage and could easily be heated if desired. Perimeter fence, 220 power(440 available)excellent compaction and yard site and sitting on 3 titles, properties like these don't come on the market that often. If your needing more space in Camrose this could be the property for you.

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