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OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Camrose, Alberta

Listing ID:
28137


MLS ID:
A2136741

\$480,000



 **KARIN VASSBERG**
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 Maxwell Devonshire Realty
 780-464-7700

 5014 48 Street , Camrose , Alberta T4V 1M1

Transaction Type

For Sale

Title

Fee Simple

Days On Market

458

Business Type

Other

Zoning

R-C2

Subdivision

Downtown Camrose

Year Built

1973

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Legal Plan

RN28

Building Area (Sq. Ft.)

2328.00

Building Area (Sq. M.)

216.28

Lot Size (Sq. Ft.)

2328

Lot Size (Acres)

0.05

Roof

Asphalt Shingle

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

Lot Features

Back Lane,Level,Near Public
Transit,Near Shopping Center,See
Remarks

Commercial Amenities

See Remarks,Storage

Access to Property

Accessible to Major Traffic Route,Back
Alley Access,Airport Nearby,Front and
Rear Drive access,Direct Access,Major
Shopping Nearby,Paved
Road,Public,Public Transportation
Nearby

Inclusions

All inventory in the Store (Business
included in the sale) Both buildings and
business is included in the sale price.
Everything is as is where is and will not
be removed

Restrictions

None Known

Reports

Aerial Photos,Call Lister,Floor
Plans,Information Package,Title

Looking for a Great Turn Key Business! The Camrose Upholstery Business has been in operation for over 22 Years! Both the Business and Building are for sale together! This Amazing Property and location may be what you have been searching for? Or perhaps a change in careers? Start your Business on the one side and rent out the other side. There are so many endless possibilities. With Bathrooms on both sides of the properties. Plenty of Space. One side even boasts a huge 'man' door so if you decide Renting it out is what you would like to do; the future tenant will have endless options. The furnace on the south property is only approx. 2 years old. Original furnace on the north property. The Camrose Upholstery Business is leaving everything and is ready for the future owner; perhaps you are looking at becoming a future clothing designer, this could also work for you? The other side is currently Rented out Month to Month; therefore, you will have income coming in on your future investment Property. The Tenant is Very Happy to be in the other side and is a very important business to Camrose! Camrose is such a beautiful City with only approximately a one hour drive from Edmonton, Alberta and approximately 45 minute drive from Edmonton International Airport. With over 30 km of hiking/biking trails. Kayak right in the middle of downtown Camrose Mirror Lake. Go Golfing in our Camrose Golf Course or Relax at our many wonderful Coffee Shops or if a Sip of Wine is your Fancy; check out one of our many Wine Stops around Camrose and Community Stops. Welcome Home.

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