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## 5712 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Camrose, Alberta



**Listing ID:**  
28714

**MLS ID:**  
A2170240

**\$2,500**



 **TREVOR VINET**  
 (780) 878-1734

 RE/MAX Real Estate (Edmonton) Ltd.  
 780-672-7474

 5712 48 Avenue , Camrose , Alberta T4V 0T6

|   |   |                                    |
|---|---|------------------------------------|
| <b>Transaction Type</b><br>For Lease      | <b>Days On Market</b><br>271            | <b>Lease Amount</b><br>2500.00     |
| <b>Lease Frequency</b><br>Monthly         | <b>Zoning</b><br>6                      | <b>Subdivision</b><br>West End     |
| <b>Building Type</b><br>Condo Complex     | <b>Year Built</b><br>2004               | <b>Structure Type</b><br>Mixed Use |
| <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>0227444       |
| <b>Building Area (Sq. Ft.)</b><br>2310.00 | <b>Building Area (Sq. M.)</b><br>214.60 | <b>Lot Size (Sq. Ft.)</b><br>4574  |
| <b>Lot Size (Acres)</b><br>0.11           | <b>Roof</b><br>Metal                    | <b>Foundation</b><br>Slab          |
| <b>Inclusions</b><br>N/A                  | <b>Restrictions</b><br>None Known       | <b>Reports</b><br>None             |

HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for dog groomer, retail, beauty salon, professional services, etc. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession. Rent for \$2,500 per month triple net, or available for purchase at \$399,900.

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