

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.

## 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> For Lease	<b>Days On Market</b> 334	<b>Lease Amount</b> 2500.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> 6	<b>Subdivision</b> West End
<b>Building Type</b> Condo Complex	<b>Year Built</b> 2004	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0227444
<b>Building Area (Sq. Ft.)</b> 2310.00	<b>Building Area (Sq. M.)</b> 214.60	<b>Lot Size (Sq. Ft.)</b> 4574
<b>Lot Size (Acres)</b> 0.11	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.