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## 5006 47 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Camrose, Alberta



**Listing ID:**  
28916


**MLS ID:**  
A2176159

**\$275,000**



 **TRACY BRANDINGEN**  
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 780-672-7474

 5006 47 Street , Camrose , Alberta T4V 1K1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 182	<b>Zoning</b> C1
<b>Subdivision</b> Downtown_CAMR	<b>Year Built</b> 1960	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> RN28C
<b>Building Area (Sq. Ft.)</b> 1066.00	<b>Building Area (Sq. M.)</b> 99.03	<b>Lot Size (Sq. Ft.)</b> 9795
<b>Lot Size (Acres)</b> 0.22	<b>Construction Type</b> Concrete	<b>Roof</b> Metal
<b>Inclusions</b> See Remarks	<b>Restrictions</b> None Known	<b>Reports</b> Plot Plan

Step into a legacy of excellence with Boman's Radiator, a well-respected business that has proudly served the community since 1960. This successful radiator shop is now available for sale, presenting a unique opportunity for entrepreneurs and investors eager to own a thriving business with a loyal customer base. With over six decades of experience, Boman's Radiator is renowned for its exceptional service and expertise in repairing and recoring copper and brass radiators. Our commitment to quality has fostered long-standing relationships with customers, ensuring repeat business and trust within the community. In addition to radiators, we specialize in repairing AC condensers, oil coolers, heaters, and aluminum radiators. Our extensive inventory includes a complete line of brand new radiators, catering to farm, industrial, and automotive applications—whether it's a Peterbilt or a Pinto, we handle it all. The business operates from a strategically located building, easily accessible for both local patrons and those traveling from afar. The property comes equipped with all the necessary tools and facilities for seamless operations. With significant room for growth, Boman's Radiator offers opportunities to expand service offerings or enhance marketing efforts to attract new customers, all while benefiting from a solid foundation of loyal clientele. This sale includes the building and all equipment required for day-to-day operations, ensuring a smooth transition for the new owner. Don't miss this rare chance to acquire a reputable business with a rich history and a bright future. Whether you're an experienced entrepreneur or just starting your journey in the automotive industry, Boman's Radiator is poised for continued success.

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