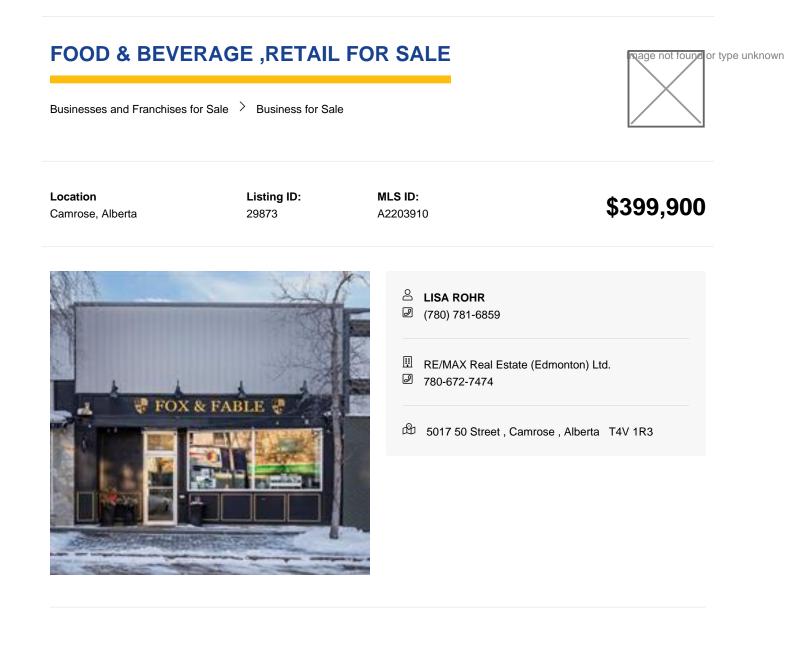


**Generated:** May 1, 2025, 5:55:33

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.



Transaction Type For Sale

Zoning C1

Year Built 1921

Property Sub Type Mixed Use

Building Area (Sq. M.) 260.13

Roof Membrane

Reports

None

Days On Market

Subdivision Downtown Camrose

Structure Type Mixed Use

Legal Plan RN28

Lot Size (Sq. Ft.) 2999

Inclusions Furniture & Fixtures Negotiable Business Type Food & Beverage ,Retail

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 2800.00

Lot Size (Acres) 0.07

Restrictions None Known

Discover an exceptional opportunity on Main Street in downtown Camrose! This remarkable property, once home to the beloved Fox & Fable Book & Game Café, is now available for your next business venture. Situated in the heart of a vibrant community, this location offers endless possibilities, whether you're looking to continue the café's legacy or bring your own fresh concept to life. Previously a hub for gamers, book lovers, and those seeking a relaxing spot to unwind, this space is ideal for both intimate gatherings and larger events. The café area comfortably accommodates over 60 guests, while the potential for an outdoor patio offers a perfect setting for enjoying the sunny weather. The building was fully licensed for food and liquor service and has been extensively renovated to meet all necessary code requirements. With over 5,000 square feet of developed space, this versatile building is perfect for a wide range of uses, from retail to restaurant settings. Whether you're an owner-operator looking to build on the prior concept or want to transform the space for something entirely new, the possibilities are limitless. Don't miss this rare chance to own a prime piece of commercial real estate in downtown Camrose. The owners are open to offering a lease with a future purchase option for the right entrepreneur.

**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<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. 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.