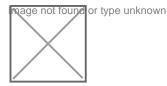


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4965 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Camrose, Alberta

Listing ID: 30238

MLS ID: A2212007

\$599,000



- **△** WALLY WRUBLESKI
- **(780)** 781-7323
- Central Agencies Realty Inc.
- **2** 780-672-4495
- 4965 50 Street , Camrose , Alberta T4V 1P9

**Transaction Type** 

For Sale

**Days On Market** 

74

Zoning

C1

Subdivision

Downtown Camrose

Year Built

1940

Structure Type

Retail

**Property Type** 

Commercial

Retail

Legal Plan

**RN28** 

Building Area (Sq. Ft.)

4458.00

Building Area (Sq. M.)

**Property Sub Type** 

414.16

**Inclusions** 

Staff kitchen at rear of store, front desk.

Restrictions Reports None Known Title

\*BUILDING ONLY\* This PRIME RETAIL LOCATION offers fully upgraded LED lighting, exposed brick features, hardwood floors in a fully air conditioned environment. Over 4000 square feet with 50th Street Access PLUS a fully useable Basement, this building offers a great space for your growing business needs and provides excellent subletting potential. Wonderful aesthetics throughout - quality built front desk and rear kitchen with stone features - upgraded bathroom on the grade level - additional plumbing throughout the basement. Main street customer access along with rear loading doors and two access points to the basement. Well maintained and ready for you!

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