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## 5017 51 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Camrose, Alberta



**Listing ID:**  
30805

**MLS ID:**  
A2225916

**\$839,900**



 **OTTO SELLIN**  
 (780) 608-3820

 Royal Lepage Rose Country Realty  
 780-672-8835

 5017 51 Street , Camrose , Alberta T4V1N5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 185	<b>Zoning</b> 4
<b>Subdivision</b> Downtown Camrose	<b>Building Type</b> Free-Standing,Mixed Use,Retail	<b>Year Built</b> 1961
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> RN28	<b>Building Area (Sq. Ft.)</b> 5500.00	<b>Building Area (Sq. M.)</b> 510.96
<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Appraisal,Environmental Phase 1		

This exceptional retail property is ideally situated in the heart of downtown Camrose, Alberta—a vibrant community with a population of approximately 20,000 and a regional trading area of nearly 100,000. Currently operating as a fully-equipped restaurant and bar, the building is available as a turnkey solution for immediate occupancy or can be delivered vacant for redevelopment to suit a variety of uses. The property offers approximately 11,000 sq. ft. of versatile, usable space across two levels: a main floor with 14-foot ceilings and a lower level with 10-foot ceilings. It features a commercial-grade kitchen complete with an exhaust system, walk-in freezer, beverage dispensing system, fire suppression, and a stage outfitted with professional sound and lighting. Additional highlights include: two rooftop HVAC units, central air conditioning, updated electrical system with 3-phase power and 200-amp service, and modernized plumbing. This building presents a unique opportunity for investors, entrepreneurs, or organizations seeking a flexible downtown location. It is well-suited for a variety of potential uses including, but not limited to: restaurant or bar, fitness studio or martial arts gym, spa or wellness centre, professional offices (e.g. accounting, law, therapy), educational training centre, food bank, or emergency shelter and retail or multi-tenant commercial space. Offered significantly below appraised value, this property combines premium location, extensive infrastructure, and adaptable space—making it an outstanding investment opportunity in one of Alberta’s key regional hubs.

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