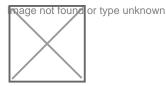


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** 780-672-8835

🖒 5017 51 Street , Camrose , Alberta T4V1N5

**Transaction Type** 

For Sale

Subdivision

Downtown Camrose

**Structure Type** 

Retail

Legal Plan RN28

Lot Size (Sq. Ft.)

6000

Heating

Forced Air, Natural Gas

Reports

Appraisal, Environmental Phase 1

**Days On Market** 

185

**Building Type** 

Free-Standing, Mixed Use, Retail

Property Type Commercial

Building Area (Sq. Ft.)

5500.00

Lot Size (Acres)

0.14

Inclusions None Zoning

4

Year Built

1961

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

510.96

Cooling Central Air

Restrictions

None Known

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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