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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

**Transaction Type**

For Sale

**Days On Market**

4

**Zoning**

4

**Subdivision**

Downtown Camrose

**Building Type**

Free-Standing,Mixed Use,Retail

**Year Built**

1961

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

RN28

**Building Area (Sq. Ft.)**

5500.00

**Building Area (Sq. M.)**

510.96

**Lot Size (Sq. Ft.)**

6000

**Lot Size (Acres)**

0.14

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Inclusions**

None

**Restrictions**

None Known

**Reports**

Appraisal,Environmental Phase 1

Prime retail location in the heart of downtown Camrose, Alberta. This free standing building is in excellent condition with over \$200,000 in recent renovations. Currently operating as a fully-fixtured restaurant and bar, the building can be sold turn-key for a new operator or vacant and ready for a new use. The building comes with a kitchen exhaust, fire suppression system, stage, walk-in freezer and liquor and beverage dispensing system. The building has two roof top H-Vac units, air conditioning, updated electrical with 3 phase power and 200 amps as well as updated plumbing. With approximately 11,000 usable sq ft, this multi-use building is an excellent opportunity for investors, new restaurant operator, fitness club, offices, training institution, retail and more.

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