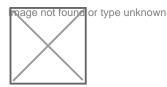


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

19, 5110 48A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Camrose, Alberta Listing ID: 31466

MLS ID:

A2234249

\$350,000



△ TREVOR VINET

2 (780) 878-1734

RE/MAX Real Estate (Edmonton) Ltd.

2 780-672-7474

19, 5110 48A Avenue, Camrose, Alberta T4V 5K2

Transaction Type

For Sale

Title

Fee Simple

Days On Market

2

Zoning

DC

Subdivision

Downtown Camrose

Building Type

Free-Standing,Office Building,Street

Level Storefront

Year Built

2017

Structure Type

Office

Property Type Commercial

Property Sub Type

Office

Legal Plan

1822306

Building Area (Sq. Ft.)

1312.00

Building Area (Sq. M.)

121.89

InclusionsNegotiable

lusions

Restrictions
None Known

Reports

Title

DOWNTOWN COMMERCIAL PROPERTY WITH LIVING QUARTERS. Main level is ideal for your store front office, conveniently located in the downtown core. High profile 51st street, you will have exposure to a great deal of foot traffic during the day. The spacious front office faces the street, offering excellent visibility to your customers and clientele as they approach. The reception counter provides a professional touch, complemented by a secondary office for additional workspace. The main level also includes a two-piece bathroom for convenience and a wet coffee bar in the back, perfect for customer hospitality or staff breaks. Upstairs, you'll find a bright and inviting flex space. The vaulted ceiling allows for an abundance of natural light to stream in and creates an airy, inviting atmosphere. fully equipped kitchen features sleek quartz countertops, adding modern style and durability. Laundry hookups, a four-piece bathroom with a shower, and a versatile flex room that can serve as an extra office or a bedroom. Property comes with double AC units. Hardie plank siding gives the exterior a chic durable finish.

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