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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**
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 RE/MAX Real Estate (Edmonton) Ltd.
 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	Inclusions Negotiable	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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