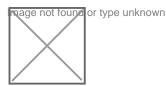
\$499,000



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.

4965 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Camrose, Alberta32388A2260768



 $\stackrel{\circ}{-}$ COLE WALKER

2 (780) 679-5544

□ CIR Realty

403-358-3883

4965 50 Street , Camrose , Alberta T4V 1P9

Transaction Type

For Sale

Subdivision

Downtown Camrose

Property Type

Commercial

Building Area (Sq. Ft.)

4458.00

Lot Size (Acres)

0.11

Reports None **Days On Market**

1

Year Built

1940

Property Sub Type Mixed Use

Building Area (Sq. M.)

414.16

Inclusions

Staff kitchen at rear of store, front desk

Zoning

4

Structure Type

Retail

Legal Plan

RN28

Lot Size (Sq. Ft.)

4922

Restrictions

None Known

Building OnlyThis exceptional retail location offers over 4,000 square feet of versatile space, featuring fully upgraded LED lighting, exposed brick accents, and beautiful hardwood floors in a comfortable, air-conditioned environment. Situated with easy access from 50th Street, the property includes a basement with additional retail and storage space and multiple access points, perfect for storage or expanding your operations. Highlights include a stylish front desk, a modern rear kitchen with stone finishes, an upgraded bathroom on the main level, and high-quality craftsmanship throughout. The building boasts excellent street-level customer access, rear loading doors, and convenient basement entry, making it ideal for retail, showroom, or service businesses. Don't miss the opportunity to establish your presence in this prime location!

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