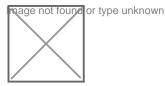


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4314 41 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Listing ID: MLS ID: Camrose, Alberta 32643 A2265806

\$1,250,000



△ OTTO SELLIN **(780)** 608-3820

Royal LePage Rose Country Realty

780-672-8835

4314 41 Street , Camrose , Alberta T4V 4E5

Transaction Type

For Sale

Days On Market

1

Zoning M1

Subdivision

Mohler Industrial

Year Built

2013

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 0740056

Building Area (Sq. Ft.)

6750.00

Building Area (Sq. M.)

627.09

Lot Size (Sq. Ft.)

33368

Lot Size (Acres)

0.77

Construction Type

Metal Siding

Roof Metal

Foundation

Poured Concrete

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Inclusions
None

RestrictionsNone Known

Reports

Environmental Phase 1

Premium Industrial Property for Sale in Camrose, Alberta. Impressive, modern, and move-in ready, this exceptional industrial property offers over 8,500 square feet of versatile space across two well-maintained buildings. The main building measures 73 by 90 feet, providing approximately 6,570 square feet of interior space with 20 foot ceilings and three 18 foot overhead doors. Designed for functionality and comfort, it includes multiple private offices, staff and board rooms, a welcoming reception area, a games room, and a bright coffee and lunch room. Built in 2013, the property showcases quality construction and thoughtful design throughout. A secondary heated storage building at the rear of the property measures 92 by 22 feet, offering an additional 2,024 square feet of usable space with four stalls which is ideal for equipment, vehicles, or inventory. The property sits on a 0.31 acre lot with ample on-site parking and easy access for both staff and clients. Located in the beautiful and vibrant City of Camrose, Alberta, this property benefits from a strong local economy and a population of approximately 20,000 residents, with a regional trading area of nearly 100,000. This outstanding property represents an excellent opportunity for investors, entrepreneurs, or organizations seeking a premium industrial space in a thriving Alberta market. The sellers are also open to leasing a smaller portion of the building, offering flexibility for potential buyers.

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