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## 5013 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Camrose, Alberta

**Listing ID:**  
33192

**MLS ID:**  
A2274466

**\$1,975,000**



 **ALTON PUDDICOMBE**  
 (780) 608-0627

 Coldwell Banker Battle River Realty  
 780-672-7761

 5013 48 Street , Camrose , Alberta T4V1L9

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	67
<b>Zoning</b>	<b>Subdivision</b>	<b>Year Built</b>
C1	Downtown Camrose	2014
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Other	Commercial	Business
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
2751RS	9248.00	859.16
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
See Asset List, plus Inventory	None Known	Financial Statements

Opportunity to acquire a respected, long-standing machine and welding business with over 50 years of proven excellence in the Camrose region. This reputable operation is known for delivering high-quality workmanship, reliability, and comprehensive service capabilities to a loyal and diversified client base. The business offers both full-service in-shop machining and fabrication as well as onsite mobile welding, providing strong revenue stability and flexibility. With decades of consistent performance, the company is profitable, well-equipped, and positioned for continued growth under new ownership. Shop and storage lot is under lease. Lot 3 & 4 Block 32 Plan 2751RS are included with sale. Business Highlights: - Over five decades of established market presence. - Skilled team with strong industry reputation. - Fully equipped shop with machining, fabrication, and welding capabilities. - Onsite/mobile welding & line boring services with steady demand. - Loyal long-term customers from agriculture, industrial, commercial, and oil & gas sectors. - Consistent profitability and opportunity for expansion. This is an ideal opportunity for a strategic buyer, industry professional, or complementary service provider looking to expand operations in a thriving Alberta community.

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