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5017 51 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Camrose, Alberta



Listing ID:
33714


MLS ID:
A2279047

\$799,000



 **OTTO SELLIN**
 (780) 608-3820

 Royal LePage Rose Country Realty
 780-672-8835

 5017 51 Street , Camrose , Alberta T4V1N5

Transaction Type For Sale	Days On Market 69	Zoning 4
Subdivision Downtown Camrose	Building Type Free-Standing,Mixed Use,Retail	Year Built 1961
Structure Type Retail	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN28	Building Area (Sq. Ft.) 5500.00	Building Area (Sq. M.) 510.96
Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14	Roof Flat
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions None	Restrictions None Known	Reports Appraisal,Environmental Phase 1

Ideally positioned in the heart of downtown Camrose, this exceptional commercial property offers a rare opportunity to secure a prominent presence within one of Alberta's most active and growing regional centres. The city's population of approximately 20,000, supported by a regional trading area nearing 100,000, provides a strong and stable foundation for long-term commercial success. The property is mostly vacant and soon to be redevelopment-ready, offering approximately 11,000 square feet of highly versatile space across two expansive levels. The main floor boasts impressive 14-foot ceilings, creating an open and commanding environment ideal for premium retail, hospitality, or professional use, while the lower level features 10-foot ceilings, providing substantial additional flexibility for commercial, office, or support functions. Significant capital upgrades enhance the building's functionality, including two rooftop HVAC units, central air conditioning, and a modernized electrical system with 3-phase power and 200-amp service—allowing for a broad range of commercial applications with minimal additional investment. This asset is exceptionally well suited for a variety of uses, including—but not limited to—restaurant or lounge concepts, fitness or martial arts studios, spa and wellness centres, professional offices (accounting, legal, medical, or therapy), educational or training facilities, community or institutional use, food services, or multi-tenant commercial redevelopment. Further enhancing its appeal, the property is located on a street experiencing significant new development within the downtown core, underscoring the area's ongoing revitalization and growth momentum. Offered significantly below appraised value, this property combines a prime downtown location, robust infrastructure, and outstanding adaptability—presenting a compelling investment opportunity for discerning investors, entrepreneurs, and organizations seeking long-term value in one of Alberta's key regional hubs.

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