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4803 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Camrose, Alberta



Listing ID:
33715


MLS ID:
A2280298

\$569,000



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

 Royal LePage Rose Country Realty
 780-672-8835

 4803 50 Avenue , Camrose , Alberta T4V 0S1

Transaction Type For Sale	Days On Market 2	Zoning 4
Subdivision Downtown Camrose	Building Type Office Building	Year Built 1958
Structure Type Retail	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN28	Building Area (Sq. Ft.) 4700.00	Building Area (Sq. M.) 436.64
Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14	Lot Features Corner Lot
Inclusions None	Restrictions None Known	Reports None

Prime Downtown Investment Opportunity in Camrose City Centre. Location, prestige, and potential converge in this extensively renovated commercial property, ideally situated in the heart of downtown Camrose. Positioned on a high-traffic main corridor, this exceptional asset offers outstanding visibility and long-term investment appeal within one of the city's most active and evolving commercial cores. The property spans approximately 4,700 square feet and is thoughtfully configured into three distinct storefronts, providing flexibility for a range of uses including retail, professional offices, boutique services, or a restaurant concept. One unit is currently leased, delivering immediate income, while two additional spaces remain available, offering excellent upside for owner-users or investors seeking to diversify tenancy. Surrounded by a vibrant mix of established and newly developed commercial buildings, the area is home to retail shops, dining, professional services, churches, and community amenities—creating steady foot traffic and a dynamic business environment. The location is further enhanced by its proximity to Mirror Lake, parks, and scenic walking trails, adding lifestyle value for tenants and patrons alike. With ongoing downtown revitalization and strong commercial activity, this is a rare opportunity to secure a premium, income-generating property in one of Camrose's most desirable and visible locations. An exceptional investment with endless possibilities.

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