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5030 50 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Camrose, Alberta



Listing ID:
34898


MLS ID:
A2302231

\$295,000



 **LANDON BEAGLE**
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 RE/MAX Complete Realty
 403-930-8555

 5030 50 Street , Camrose , Alberta T4V 1R3

Transaction Type For Sale	Days On Market 1	Zoning C1
Subdivision Downtown Camrose	Building Type Commercial Mix	Year Built 1963
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN28	Building Area (Sq. Ft.) 2880.00	Building Area (Sq. M.) 267.56
Inclusions Fridge - Additional improvements belong to the tenants	Restrictions None Known	Reports Aerial Photos, Tenancy Schedule

Outstanding opportunity in a high-visibility Main Street storefront location with strong traffic exposure and excellent potential for an owner-operator or investor. This versatile commercial property offers 1,440 sq ft on the main floor plus 1,440 sq ft on the upper level, with separate entrances providing flexibility for multiple occupants or mixed-use opportunities. The main level is currently operating as aesthetician/massage space and includes a washroom, storage area, and adaptable retail or office layout. Upstairs is configured for professional use with several offices, a spacious meeting or boardroom area, a newer kitchenette, and two customer washrooms. The basement adds further value with full 8-foot ceilings, bathroom rough-ins, and generous storage space. Extensive improvements have been completed over time, including updated electrical, plumbing, lighting, paint, flooring, septic upgrades, and a roof that was re-tarred in 2015. Air conditioning services the building throughout, and the current month-to-month lease offers flexibility for future plans. With ample room for expansion and a layout suited to a wide range of business ideas, this property is packed with potential.

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