

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## B, 6223 48 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Camrose, Alberta



**Listing ID:**  
35316

**MLS ID:**  
A2309131

**\$1,700**



 **NANCY SNOOK**  
 (780) 781-5346

 Royal LePage Rose Country Realty  
 780-672-8835

 B, 6223 48 Avenue , Camrose , Alberta T4V 0K4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Subdivision</b> West End
<b>Year Built</b> 1965	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2750.00	<b>Building Area (Sq. M.)</b> 255.48
<b>Inclusions</b> none	<b>Restrictions</b> None Known	<b>Reports</b> None

This commercial space is situated in a prime location with high traffic flow. The main floor provides 2,000 sq ft of open space with impressive 16 foot ceilings, offering excellent versatility for a variety of business operations. The upper level provides an additional 750 sq ft, featuring an office space, a 2 piece bathroom, and a generous amount of storage area. A rear bay with an overhead door provides additional flex space to accommodate your specific needs. This property offers adequate front parking, allowing for easy & convenient customer access. Here is your address for success with a prime location, and unlimited potential!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.