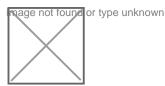


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RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCamrose, Alberta

Listing ID: 17428 MLS ID: A2020010

\$399,000



- **△** ANGELINE ROLF
- **2** (780) 678-6252
- Coldwell Banker Battle River Realty
- **2** 780-672-7761
- 4938 50 Street , Camrose , Alberta T4V 1R1

Transaction Type

For Sale

Title

Fee Simple

461

Business Type

Restaurant

Zoning

C1

Subdivision

Days On Market

Downtown Camrose

Building Type

Commercial Mix, Street Level Storefront

Year Built 1935

Structure Type Multi Unit

Property Type

Commercial

Property Sub Type

Business

Legal Plan

RN28

Building Area (Sq. Ft.)

1994.00

Building Area (Sq. M.)

185.25

Lot Size (Sq. Ft.)

3000

Lot Size (Acres)

0.07

Roof Flat

Foundation

Poured Concrete

Cooling Central Air Heating

Forced Air, Natural Gas

Access to Property

Back Alley Access, Direct Access, Public

Inclusions

Restaurant tables and chairs, some

kitchen appliance (ask agent for clarity),

Dishes, glasswear, cutlery

Restrictions

See Remarks

Reports

RPR with Compliance

Fully Leased Investment Opportunity Awaits!!!! This Building is Turn Key with an Upper and main floor Tenant!!! Located in the heart of the City of Camrose right on main street is a great building that has seen many upgrades such as a complete Renovation in 2017 Top to Bottom that also included new Stucco on front Exterior, New A/C Heater Combo in 2021 as well as a new HWT in 2021. The upper level with private entry can also be easily converted into a Single Bedroom Residential Suite if ever desired, and the basement offers you loads of storage space, an office, washroom and laundry room! Exceptional Building Finishes and Great Location!!!

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