

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.

## RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Camrose, Alberta



**Listing ID:**  
17428


**MLS ID:**  
A2020010

**\$399,000**



 **ANGELINE ROLF**  
 (780) 678-6252

 Coldwell Banker Battle River Realty  
 780-672-7761

 4938 50 Street , Camrose , Alberta T4V 1R1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 461
<b>Business Type</b> Restaurant	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Camrose
<b>Building Type</b> Commercial Mix,Street Level Storefront	<b>Year Built</b> 1935	<b>Structure Type</b> Multi Unit
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> RN28
<b>Building Area (Sq. Ft.)</b> 1994.00	<b>Building Area (Sq. M.)</b> 185.25	<b>Lot Size (Sq. Ft.)</b> 3000
<b>Lot Size (Acres)</b> 0.07	<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Back Alley Access,Direct Access,Public
<b>Inclusions</b> Restaurant tables and chairs, some kitchen appliance (ask agent for clarity), Dishes, glasswear, cutlery	<b>Restrictions</b> See Remarks	<b>Reports</b> 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!!!

**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.