

19, 5110 48A Avenue
Camrose, Alberta

MLS # A2234249



\$350,000

Division: Downtown Camrose

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,312 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Negotiable

DOWNTOWN COMMERCIAL PROPERTY WITH LIVING QUARTERS. Main level is ideal for your store front office, conveniently located in the downtown core. High profile 51st street, you will have exposure to a great deal of foot traffic during the day. The spacious front office faces the street, offering excellent visibility to your customers and clientele as they approach. The reception counter provides a professional touch, complemented by a secondary office for additional workspace. The main level also includes a two-piece bathroom for convenience and a wet coffee bar in the back, perfect for customer hospitality or staff breaks. Upstairs, you'll find a bright and inviting flex space. The vaulted ceiling allows for an abundance of natural light to stream in and creates an airy, inviting atmosphere. fully equipped kitchen features sleek quartz countertops, adding modern style and durability. Laundry hookups, a four-piece bathroom with a shower, and a versatile flex room that can serve as an extra office or a bedroom. Property comes with double AC units. Hardie plank siding gives the exterior a chic durable finish.