

**5004 48 Avenue
Camrose, Alberta**

MLS # A2134845



\$350,000

Division: Downtown Camrose

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,500 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call Seller Directly

Click Brochure link for more details** For sale, an outstanding standalone commercial subject property situated at the highly coveted intersection of Highway 13 (48th Avenue) and 50th Street in Camrose, Alberta. This subject property holds a premier position within the vibrant core of Camrose, presenting promising prospects for both investors and business owners. Benefiting from its strategic location, the Subject Property offers convenient accessibility to essential amenities, public transit routes, and prominent tourist attractions, thereby maximizing its appeal to prospective tenants and clientele. Furthermore, Camrose's continuous development and expansion pave the way for exciting possibilities in future growth and innovation within the local market. The prime corner of Highway 13 (48th Avenue) & 50th Street in Camrose, Alberta is at the heart of Camrose's central downtown commercial district. Ideal for investors and businesses with flexible zoning, allowing for custom development. The subject property has convenient access to amenities, transit, and tourist attractions. Camrose's expanding market offers promising opportunities for innovation and growth.