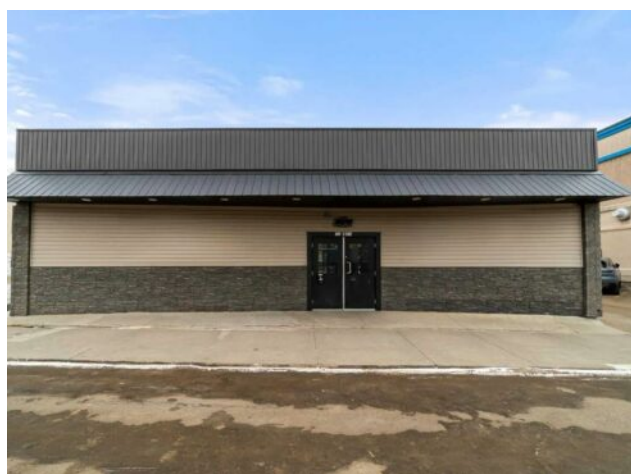


**5017 51 Street  
Camrose, Alberta**

**MLS # A2279047**



# \$799,000

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,500 sq.ft.

**Zoning:** 4

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** -

Ideally positioned in the heart of downtown Camrose, this exceptional commercial property offers a rare opportunity to secure a prominent presence within one of Alberta's most active and growing regional centres. The city's population of approximately 20,000, supported by a regional trading area nearing 100,000, provides a strong and stable foundation for long-term commercial success. The property is mostly vacant and soon to be redevelopment-ready, offering approximately 11,000 square feet of highly versatile space across two expansive levels. The main floor boasts impressive 14-foot ceilings, creating an open and commanding environment ideal for premium retail, hospitality, or professional use, while the lower level features 10-foot ceilings, providing substantial additional flexibility for commercial, office, or support functions. Significant capital upgrades enhance the building's functionality, including two rooftop HVAC units, central air conditioning, and a modernized electrical system with 3-phase power and 200-amp service—allowing for a broad range of commercial applications with minimal additional investment. This asset is exceptionally well suited for a variety of uses, including—but not limited to—restaurant or lounge concepts, fitness or martial arts studios, spa and wellness centres, professional offices (accounting, legal, medical, or therapy), educational or training facilities, community or institutional use, food services, or multi-tenant commercial redevelopment. Further enhancing its appeal, the property is located on a street experiencing significant new development within the downtown core, underscoring the area's ongoing revitalization and growth momentum. Offered significantly below appraised value, this property combines a prime downtown location, robust infrastructure, and outstanding

adaptability&mdash;presenting a compelling investment opportunity for discerning investors, entrepreneurs, and organizations seeking long-term value in one of Alberta&rsquo;s key regional hubs.