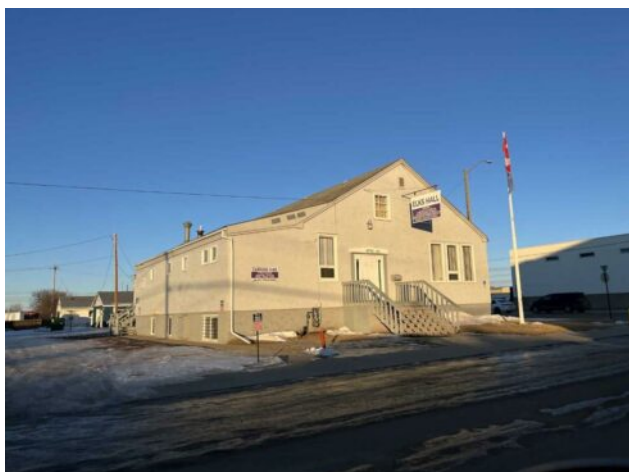


**4702 50 Avenue
Camrose, Alberta**

MLS # A2279632



\$635,000

Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: C1

Heating: High Efficiency, Forced Air, Natural Gas

Floors: -

Roof: Asphalt

Exterior: -

Water: Public

Sewer: Sewer

Inclusions: Two Stoves, Dishwasher

Addl. Cost: -

Based on Year: -

Utilities: Electricity Connected, Natural Gas Connected, Sewer Co

Parking: -

Lot Size: 0.45 Acre

Lot Feat: Corner Lot

This building is ideally suited for a variety of uses and has potential for church organizations, farmer's market, studio, etc. This building is equipped for accessibility, including a ramp and an elevator lift. The roof was re-shingled in 2012. New hot water heater in 2021, new furnace in 2025.