

**4933 49 Street  
Camrose, Alberta**

**MLS # A2030401**

# \$135,900



**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,262 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Membrane

**Utilities:** -

**Exterior:** Metal Siding , Stucco, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.10 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime City Centre Property in Camrose &dash; Zoned C1 This is an Excellent Opportunity, with a Central Location in the Heart of the Camrose City Centre! A great place to locate your existing business or establish your new business. Features a 3,262sq.ft commercial Building zoned C1 suitable for various/multiple business uses with Easy Customer Access. The building features easy street level access with two front entrances which also allows for additional tenants/business lines if needed. Floor plan offers reception areas, offices, client meeting rooms, 3 bathrooms, flex areas and warehousing/storage. Easy alley access for Parking! This is an Excellent Investment Opportunity or a Great Place For Your Business!