

**4707 39 Street  
Camrose, Alberta**

**MLS # A2066711**



# \$2,690,000

**Division:** East End

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,340 sq.ft.

**Zoning:** M1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 4.10 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

High visibility high exposure property ready for your growing business. This property which consists of 3 lots and over 4 acres of land has a well looked after main building(60x88) This main building has multiple offices, staff/board rooms, reception desk and attached heated shop bay with overhead doors. Building 2 consists of a 40x72 heated shop with washroom. The 3rd building is a double garage that is great to park machinery in or use for extra storage and could easily be heated if desired. Perimeter fence, 220 power(440 available)excellent compaction and yard site and sitting on 3 titles, properties like these don't come on the market that often. If your needing more space in Camrose this could be the property for you.