

5403 48 Avenue  
Camrose, Alberta

MLS # A2080115



**\$22 per sq.ft.**

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,500 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Join current tenants Mirror Lake Dental and Camrose Pharmacy. Excellent opportunity for a number of businesses that could include a medical professional, accountant, law firm and the list goes on. 1360 sq ft and 2140 sq ft available. Or combine them both to have a total of 3500 sq ft. This immaculate new building with excellent high visibility exposure could be ideal for your business. Situated in the heart of the city and directly across from Camrose's iconic Mirror Lake. Built by local builders and a location that truly doesn't get any better. Asking lease rates are \$22.50/sqft NNN.