

# \$399,900 - 5712 48 Avenue, Camrose

MLS® #A2169850

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

West End, Camrose, Alberta

HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for a dog groomer, retail, beauty salon, professional services, etc. Two designated office rooms on the main floor. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession.

Property also available for rent - \$2,500 per month triple net.

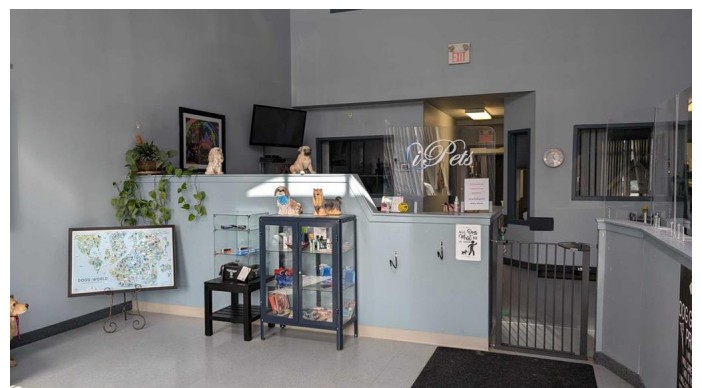
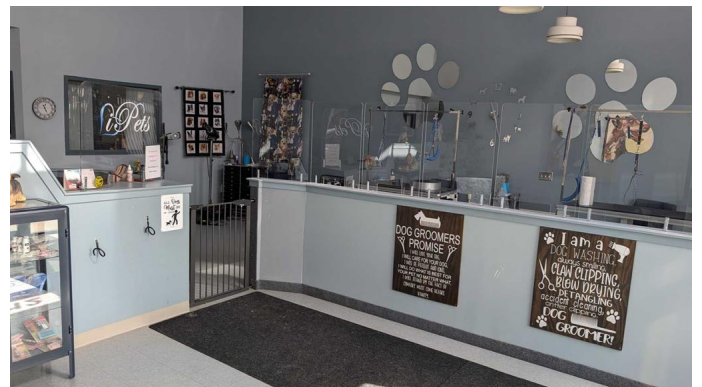
Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2169850   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.11       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5712 48 Avenue |
| Subdivision | West End       |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 0T6        |



## Exterior

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2024 |
| Days on Market | 185               |
| Zoning         | C2                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.