

# \$229,000 - 4933 49 Street, Camrose

MLS® #A2030401

**\$229,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

Downtown Camrose, Camrose, Alberta

Prime City Centre Property in Camrose â€“  
Zoned C1

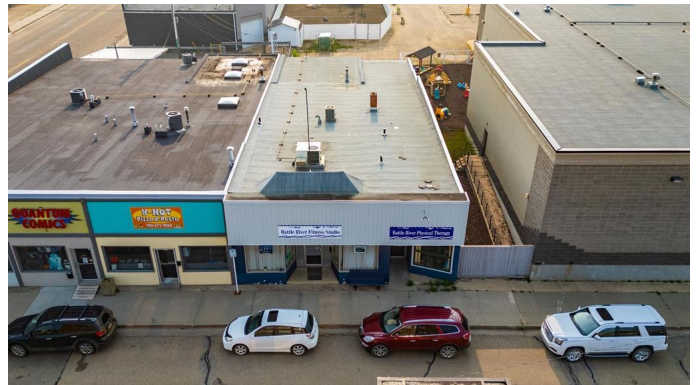
This is an Excellent Opportunity, with a Central Location in the Heart of the Camrose City Centre! A great place to locate your existing business or establish your new business. Features a 3,262sq.ft commercial Building zoned C1 suitable for various/multiple business uses with Easy Customer Access. The 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!

Built in 1940

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2030401   |
| Price      | \$229,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.10       |
| Year Built | 1940       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 4933 49 Street   |
| Subdivision | Downtown Camrose |
| City        | Camrose          |
| County      | Camrose          |
| Province    | Alberta          |
| Postal Code | T4V 1N3          |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|              |                                  |
|--------------|----------------------------------|
| Roof         | Membrane                         |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation   | Combination, Poured Concrete     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2023 |
| Days on Market | 886             |
| Zoning         | C1              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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