

\$479,000 - 4712 44 Street, Camrose

MLS® #A2239446

\$479,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.38 Acres

Augustana, Camrose, Alberta

This outstanding commercial property offers incredible potential on a fully fenced, level lot with a paved parking area—ideal for a variety of business operations. Whether you're in cabinetry, auto mechanics, custom bodywork, contracting, or general storage, this 3,066 sq ft building provides a flexible and functional layout to meet your needs.

Upon entry, you're welcomed into a bright, spacious showroom complete with an attached office and a two-piece public washroom—perfect for receiving clients or showcasing products. The expansive shop area boasts over 1,600 sq ft of open workspace, tall ceilings, and two 14'x12' overhead doors for easy access to large vehicles and equipment.

A standout feature is the 26'x14' spray booth, equipped with an in-floor drain and a nearby mixing room—ideal for automotive or cabinetry painting. An additional two-piece washroom is located in the shop area for convenience. The upper mezzanine offers practical storage, keeping your work floor clear and organized.

The exterior is fully clad in durable, low-maintenance tin siding, and the entire lot (101'™ x 164'™) is securely fenced—making it excellent for both indoor and outdoor storage. With its high visibility and multi-use potential, this property is a rare



opportunity for entrepreneurs looking to expand or establish their business in a well-equipped, move-in-ready space.

Essential Information

MLS® #	A2239446
Price	\$479,000
Bathrooms	0.00
Acres	0.38
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4712 44 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1B9

Interior

Heating	Natural Gas, Combination, Overhead Heater(s), Wall Furnace
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Exterior

Lot Description	Interior Lot, Level
Construction	Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	14
Zoning	M1

Listing Details

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