

# \$468,000 - 4929 50 Street, Camrose

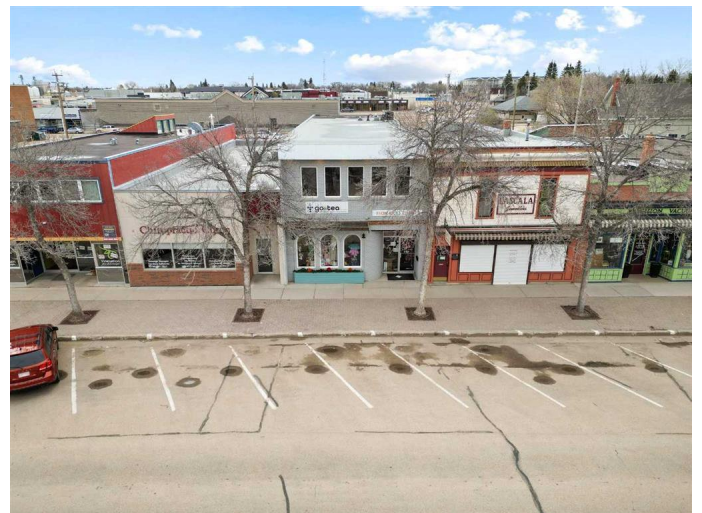
MLS® #A2130508

**\$468,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Downtown Camrose, Camrose, Alberta

Exceptionally maintained and renovated commercial building in the heart of downtown Camrose. A rare find to have such extensive renovations with the bonus of being concrete block wall construction on a solid foundation, the definition of "good bones". In 2012 the building saw upgraded mechanical, electrical, plumbing, walls, flooring, & ceilings. There have been additional improvements to the building over the years right up to 2024 including new lighting, exit lights, smoke detection, walls, roof maintenance, exterior painting and interior leasehold improvements. There are 4 high efficiency furnaces and air conditioning, 2 for each floor. The spaces are beautifully designed both elegant and practical. The Main floor is fully leased and includes open store space, rear storage & office, partial basement with additional storage, mechanical spaces, and washroom. The second floor is fully leased with open store/dining space currently set up with children's play area, games room/office, public washroom and partial kitchen. In addition to the store space at the front, there is a separated kitchen, full bath w/washer, large multi-purpose room and an additional bright space w/ windows in the back of the building currently being used as a bedroom. This is a great opportunity to acquire a fully leased building, with positive return, in the growing City of Camrose, and local hot spot for shopping on "Main Street."



Built in 1975

## Essential Information

MLS® #	A2130508
Price	\$468,000
Bathrooms	0.00
Acres	0.07
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4929 50 Street
Subdivision	Downtown Camrose
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1P9

## Amenities

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

## Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2024
Days on Market	347
Zoning	C1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.