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## 5000 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Camrose, Alberta



**Listing ID:**  
26445


**MLS ID:**  
A2155805

**\$1,800,000**



 **ALTON PUDDICOMBE**  
 (780) 608-0627

 Coldwell Banker Battle River Realty  
 780-672-7761

 5000 51 Avenue , Camrose , Alberta T4V 0V6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 21	<b>Zoning</b> C1
<b>Subdivision</b> Downtown Camrose	<b>Building Type</b> Mixed Use,Office Building,Retail,Shopping Centre	<b>Year Built</b> 1968
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 5564RS	<b>Building Area (Sq. Ft.)</b> 12924.00	<b>Building Area (Sq. M.)</b> 1200.67
<b>Lot Size (Sq. Ft.)</b> 28749	<b>Lot Size (Acres)</b> 0.66	<b>Roof</b> Tar/Gravel
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air	<b>Commercial Amenities</b> Paved Yard
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime investment opportunity with this mixed use commercial building located at the end of the Downtown Main Street in Camrose. High visibility from both high traffic corridors of 50th Street and 51st Avenue. 5 bays with additional demising options available for up to 9 bays. Current office and restaurant leases in place, with additional bays available for immediate occupancy. Ample parking and signage opportunities available.

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