

# \$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	284
Zoning	C2

**Listing Details**

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