



GRASSROOTS
REALTY GROUP

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4711 51 Avenue
Camrose, Alberta

MLS # A2342012



\$650,000

Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: Back Lane, Corner Lot

Positioned in a prime downtown Camrose location, this well-maintained mixed-use commercial building presents an exceptional opportunity for investors seeking a turn-key, income-producing property. The property has benefited from extensive upgrades and improvements over the years and is currently leased to a long-term, not-for-profit tenant supported by government funding, providing a stable and attractive income stream for the next owner. The versatile interior features multiple private offices, open meeting and gathering areas, several washrooms, and ample storage space, offering a functional layout well suited to a variety of commercial uses. The property also benefits from rear parking, adding valuable convenience for both staff and visitors. With its desirable downtown location, established tenancy, upgraded condition, functional mixed-use layout, and parking, this property offers the ideal combination of location, stability, and long-term investment potential. A true turn-key commercial investment — simply take ownership and enjoy the benefits of an established, long-term tenancy.