



GRASSROOTS
REALTY GROUP

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4955 50 Street
Camrose, Alberta

MLS # A2348109



\$450,000

Division: Downtown Camrose

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,740 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

An exceptional opportunity to acquire a well-located commercial building in the heart of downtown Camrose, Alberta, with the flexibility to purchase the real estate on its own or combine it with an established, recognizable local retail business. The property is currently home to Bra Necessities, a well-established Camrose business that has operated from the location since 2010. The business is also being offered for sale separately, providing a unique opportunity for an investor, entrepreneur, or owner-operator to acquire the building and an established operating business together. The downtown location offers excellent visibility and convenient access, making the property well suited for a variety of retail, professional, service, or other commercial uses. The existing layout provides a strong foundation for continued retail use while offering flexibility for a future owner to adapt the space to suit their needs. For complete details on the business opportunity, please refer to the separate Bra Necessities business listing (A2347253). Buyers can choose the structure that best suits their goals: purchase the building alone, acquire the business and negotiate a lease for the premises, or explore the opportunity to acquire both the real estate and the established business together. A rare opportunity to secure a downtown Camrose commercial property with multiple acquisition possibilities and the potential to build upon an established local operation.