# \$480,000 - 5014 48 Street, Camrose

MLS® #A2136741

## \$480,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.05 Acres

Downtown Camrose, Camrose, Alberta

Looking for a Great Turn Key Business! The Camrose Upholstery Business has been in operation for over 22 Years! Both the Business and Building are for sale together! This Amazing Property and location may be what you have been searching for? Or perhaps a change in careers? Start your Business on the one side and rent out the other side. There are so many endless possibilities. With Bathrooms on both sides of the properties. Plenty of Space. One side even boasts a huge 'man' door so if you decide Renting it out is what you would like to do; the future tenant will have endless options. The furnace on the south property is only approx. 2 years old. Original furnace on the north property. The Camrose Upholstery Business is leaving everything and is ready for the future owner; perhaps you are looking at becoming a future clothing designer, this could also work for you? The other side is currently Rented out Month to Month; therefore, you will have income coming in on your future investment Property. The Tenant is Very Happy to be in the other side and is a very important business to Camrose! Camrose is such a beautiful City with only approximately a one hour drive from Edmonton, Alberta and approximately 45 minute drive from Edmonton International Airport. With over 30 km of hiking/biking trails. Kayak right in the middle of downtown Camrose Mirror Lake. Go Golfing in our Camrose Golf Course or Relax at our many wonderful Coffee Shops or if a Sip of Wine is your Fancy; check out one of our







many Wine Stops around Camrose and Community Stops. Welcome Home.

#### Built in 1973

#### **Essential Information**

MLS® # A2136741 Price \$480,000

Bathrooms 0.00 Acres 0.05 Year Built 1973

Type Commercial
Sub-Type Business
Status Active

## **Community Information**

Address 5014 48 Street

Subdivision Downtown Camrose

City Camrose
County Camrose
Province Alberta
Postal Code T4V 1M1

#### **Amenities**

Utilities Cable Available, Electricity Connected

Parking Spaces 8

## Interior

Heating Forced Air, Natural Gas

#### **Exterior**

Lot Description Back Lane, Level, Near Shopping Center, See Remarks, Near Public

Transit

Roof Asphalt Shingle Foundation Poured Concrete

## **Additional Information**

Date Listed May 29th, 2024

Days on Market 520

Zoning R-C2

## **Listing Details**

Listing Office Maxwell Devonshire 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 MLS®, Multiple Listing Service® 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.