

# \$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 | 468            |

Zoning

R-C2

## **Listing Details**

Listing Office

Maxwell Devonshire Realty

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