

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

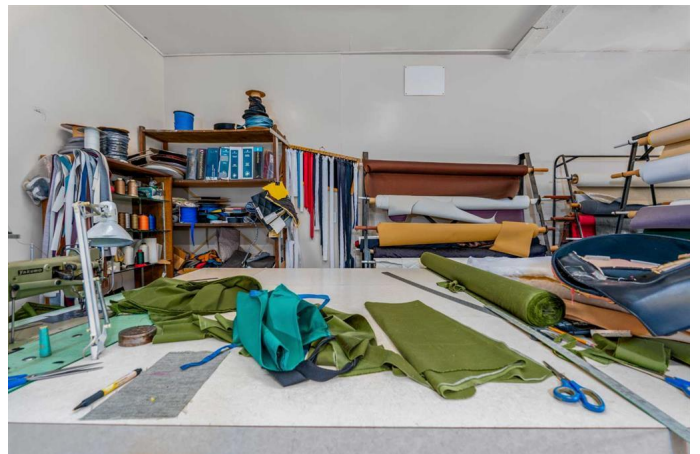
MLS® #A2136741

**\$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
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### 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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