

\$839,900 - 5017 51 Street, Camrose

MLS® #A2225916

\$839,900

0 Bedroom, 0.00 Bathroom, 5,500 sqft
Other on 0.14 Acres

Downtown Camrose, Camrose, Alberta

This exceptional retail property is ideally situated in the heart of downtown Camrose, Alberta—a vibrant community with a population of approximately 20,000 and a regional trading area of nearly 100,000. Currently operating as a fully-equipped restaurant and bar, the building is available as a turnkey solution for immediate occupancy or can be delivered vacant for redevelopment to suit a variety of uses. The property offers approximately 11,000 sq. ft. of versatile, usable space across two levels: a main floor with 14-foot ceilings and a lower level with 10-foot ceilings. It features a commercial-grade kitchen complete with an exhaust system, walk-in freezer, beverage dispensing system, fire suppression, and a stage outfitted with professional sound and lighting. Additional highlights include: two rooftop HVAC units, central air conditioning, updated electrical system with 3-phase power and 200-amp service, and modernized plumbing. This building presents a unique opportunity for investors, entrepreneurs, or organizations seeking a flexible downtown location. It is well-suited for a variety of potential uses including, but not limited to: restaurant or bar, fitness studio or martial arts gym, spa or wellness centre, professional offices (e.g. accounting, law, therapy), educational training centre, food bank, or emergency shelter and retail or multi-tenant commercial space. Offered significantly below appraised value, this property combines



premium location, extensive infrastructure, and adaptable spaceâ€”making it an outstanding investment opportunity in one of Albertaâ€™s key regional hubs. (id:6289)

Built in 1961

Essential Information

Listing #	A2225916
Price	\$839,900
Bathrooms	0.00
Square Footage	5,500
Acres	0.14
Year Built	1961
Type	Other

Community Information

Address	5017 51 Street
Subdivision	Downtown Camrose
City	Camrose
Province	Alberta
Postal Code	T4V1N5

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Listing Details

Listing Office Royal LePage Rose Country Realty



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