

# \$350,000 - 19, 5110 48a Avenue, Camrose

MLS® #A2234249

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Camrose, Camrose, Alberta

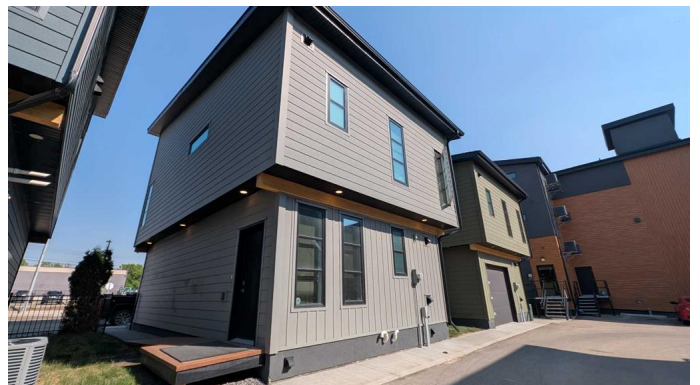
**DOWNTOWN COMMERCIAL PROPERTY WITH LIVING QUARTERS.** Main level is ideal for your store front office, conveniently located in the downtown core. High profile 51st street, you will have exposure to a great deal of foot traffic during the day. The spacious front office faces the street, offering excellent visibility to your customers and clientele as they approach. The reception counter provides a professional touch, complemented by a secondary office for additional workspace. The main level also includes a two-piece bathroom for convenience and a wet coffee bar in the back, perfect for customer hospitality or staff breaks. Upstairs, you'll find a bright and inviting flex space. The vaulted ceiling allows for an abundance of natural light to stream in and creates an airy, inviting atmosphere. fully equipped kitchen features sleek quartz countertops, adding modern style and durability. Laundry hookups, a four-piece bathroom with a shower, and a versatile flex room that can serve as an extra office or a bedroom. Property comes with double AC units. Hardie plank siding gives the exterior a chic durable finish.

Built in 2017

## Essential Information

MLS® #                   A2234249

Price                     \$350,000



Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	19, 5110 48a Avenue
Subdivision	Downtown Camrose
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5K2

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	11
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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