

# \$23 - 1040, 6708 48 Avenue, Camrose

MLS® #A2082496

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West End, Camrose, Alberta

GEMINI CENTRE, A Place for Business! A Premier Property with Exceptional Location and Exposure! This 2,078sq.ft ground floor location is ideal for a retail business with Easy Customer Access! Previously used for Physiotherapy. Exceptional window design, excellent reception area, large open area, 4 offices, storage and coffee room. An exceptional property and opportunity for your new or existing business. It's the Prime Location in the City of Camrose at the intersection of Hwy 13 and Camrose Drive, offering superior exposure for your business. The building features a superior design, superb visibility and exposure, parking, excellent ground floor and elevator access. A Premier Building with a Superior Location!

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2082496   |
| Price      | \$23       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 1040, 6708 48 Avenue |
| Subdivision | West End             |
| City        | Camrose              |
| County      | Camrose              |
| Province    | Alberta              |
| Postal Code | T4V 4S3              |

### **Interior**

|         |                     |
|---------|---------------------|
| Heating | Boiler, Natural Gas |
| Cooling | Central Air         |

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Near Shopping Center, Near Golf Course, Paved |
| Roof            | Tar/Gravel   |
| Construction    | Brick, Concrete, Metal Frame, Stucco                     |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2023 |
| Days on Market | 637                  |
| Zoning         | C2                   |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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