# \$839,900 - 5017 51 Street, Camrose

MLS® #A2225916

## \$839,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.14 Acres

Downtown Camrose, Camrose, Alberta

This exceptional retail property is ideally situated in the heart of downtown Camrose. Albertaâ€"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 Alberta's key regional hubs.

#### Built in 1961

#### **Essential Information**

MLS® # A2225916 Price \$839,900

Bathrooms 0.00
Acres 0.14
Year Built 1961

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 5017 51 Street

Subdivision Downtown Camrose

City Camrose
County Camrose
Province Alberta
Postal Code T4V1N5

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

### **Additional Information**

Date Listed June 1st, 2025

Days on Market 155

Zoning 4

## **Listing Details**

Listing Office Royal Lepage Rose Country Realty

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