

\$5,300,000 - 6708 48 Avenue, Camrose

MLS® #A2167366

\$5,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.03 Acres

West End, Camrose, Alberta

Exceptional Investment Opportunity. The Gemini Centre - A Premier Property with a Prime Location and Exposure along 48th Ave in the West End of the City of Camrose.

Situated on just over an acre with a building total of 25,339 sqft and a net lease space of 20,595 sqft. Excellent blend of tenants, ideal ground floor locations and the best office environments in the City of Camrose. Prime Location at the intersection of Highway 13 and Camrose Drive giving incredible exposure for business and access for the public. The Building features superior design, unmatched visibility, parking and elevator access.

Built in 2005

Essential Information

MLS® #	A2167366
Price	\$5,300,000
Bathrooms	0.00
Acres	1.03
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	6708 48 Avenue
Subdivision	West End
City	Camrose



County	Camrose
Province	Alberta
Postal Code	T4V 4S3

Amenities

Parking Spaces	58
----------------	----

Interior

Heating	Forced Air
Cooling	Central Air

Exterior

Roof	Tar/Gravel
Construction	Metal Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Days on Market	236
Zoning	C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.