

# \$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
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### **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	239
Zoning	C2

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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