

# \$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 Golf Course, Near Shopping Center, Paved
Roof	Tar/Gravel
Construction	Brick, Concrete, Metal Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 21st, 2023
Days on Market	574
Zoning	C2

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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