

# \$1,250,000 - 4520 39 Street, Camrose

MLS® #A2152868

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mohler Industrial, Camrose, Alberta

Great investment opportunity - This 5 bay fully leased industrial building sits on a 1 acre lot located on a major industrial corridor within the City of Camrose. The building is solidly built with concrete block walls and a metal sloped roof requiring little maintenance. Each bay is separated with a concrete block demising wall, and have overhead heaters, washrooms, and separate utilities. The two south bays are fully open front to back with 14'x14' overhead doors at each end for drive through capability. These bays are leased together and have a small office, mechanical space, and washrooms. The center bay has an office, washrooms, a small overhead door off the front, a storage mezzanine and an additional full second floor for cold storage. The north 2 bays have front office space, mezzanine storage and washrooms. There are 5, 14'x14' overhead doors at the rear of the building which access the fully graveled yard. This yard has some perimeter chain link fence, good drainage, and has access from both the north and south ends of the lot for ease of use, allowing oversized trucks to park and drive through. There is paved parking at the front for convenient business use. This building can offer a great return on your investment and is located ideally along 39 Street for great exposure and practical access and use.

Built in 1977

## Essential Information



MLS® #	A2152868
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4520 39 Street
Subdivision	Mohler Industrial
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2N5

### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Metal
Construction	Concrete

### Additional Information

Date Listed	July 25th, 2024
Days on Market	352
Zoning	M1 General Industrial

### Listing Details

Listing Office	Coldwell Banker Battle River Realty
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