

**6708 48 Avenue
Camrose, Alberta****MLS # A2258132****\$18 per sq.ft.****Division:** West End**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 6,200 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Discover two exceptional commercial units perfectly suited for healthcare, wellness, professional services, retail, or administrative operations. Located along one of Camrose's busiest arterial roads, these spaces offer unmatched visibility, easy access, and an established mix of medical and service-based tenants already drawing consistent foot traffic. Ground floor unit (2,390 sq ft) offers a rare street-level opportunity with maximum visibility. Inviting layout suitable for medical and wellness clinics, physiotherapy, chiropractic, dental, or any customer-facing professional service. Generous storefront windows bring in natural light and create strong visual presence for branding and signage. Second floor unit (3,870 sq ft) Perfect for administrative, healthcare, or specialty service uses seeking a quieter, more private environment. Ideal for counselling, diagnostics, aesthetics, massage therapy, medical specialists, or professional offices. Private and quiet setting well-suited for patient appointments or office workflows. Flexible floorplan to accommodate multiple treatment rooms or workstations. Accessible via interior common areas with elevator access if required. Opportunity to customize to specific medical or professional needs.