

**4701 36 Street  
Camrose, Alberta**

**MLS # A2272294**



**\$11 per sq.ft.**

**Division:** Camrose East

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** M1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.28 Acres

**Lot Feat:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

A versatile lease space in the East End Industrial area is now available, offering flexible size options from 2,000 sq ft up to 12,000 sq ft to suit your business needs. This well-presented building features a bright front retail, office, or reception area with modern finishings, abundant parking, and excellent access. The layout includes a combination of open office space in the front and a functional bay area with overhead doors in the back, providing both convenience and efficiency. With low maintenance costs, an impressive exterior and interior, and a prime location, this is a fantastic opportunity&mdash;don&rsquo;t miss out!