

**4919 47 Street
Camrose, Alberta**

MLS # A2209789



\$1,100,000

Division:	Downtown Camrose
Type:	Business
Bus. Type:	Commercial ,Other,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,439 sq.ft.
Zoning:	C1

Heating:	Combination, Natural Gas
Floors:	-
Roof:	-
Exterior:	Brick
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Property Overview: This Commercial Property boasts an Established Restaurant (The Marrow) on the main level and offers additional space on the upper level and in the basement, providing excellent opportunities for expansion or alternative use. Perfectly situated within walking distance of Camrose's bustling Main Street, this location is ideal for entrepreneurs looking to capitalize on foot traffic and community engagement. This established restaurant is licensed for 180 patrons as well as 26 patrons for the patio section. The basement was at one time also licensed for 180 patrons. Main Level: Restaurant (The Marrow) Established Restaurant with a loyal customer base. Modern kitchen equipped with commercial-grade appliances. Inviting Dining Area with ample seating capacity. High-quality sound system installed for ambiance and events. Recent upgrades to electrical boxes ensuring safety and compliance. Well-maintained interior décor with a warm and welcoming atmosphere. Basement: Open Space, which could be used for Catering Weddings, Wedding Planners, Events, So Many Possibilities. Spacious, open layout perfect for storage, additional dining, or events. Dancing, Private Casino etc. Potential for conversion into a banquet area, bar, or other creative endeavors. Easy access from the main floor. Upper Level: Open Space Versatile upper-level space that can be utilized as office space, additional dining, or apartments. Great opportunity for rental income or hosting private events. Ample natural light with potential for interior enhancements. Additional Features: Prime location with high visibility and traffic. Opportunity for various business ventures, including retail, office space, or art studios. Parking available nearby, ensuring convenience for customers and staff. Investment Potential: This property represents an excellent investment opportunity in a

growing area. The established restaurant's success, combined with the potential of the open spaces, provides multiple avenues for revenue generation. Camrose is approx. 45 mins to Edmonton Airport. Kayaking in the Summer, over 30 km walking/hiking trails. Hockey, gymnastics club, dance for kids, many bistros. Daycares, jobs. Camrose has SO much to Offer! Invest in this Opportunity!