\$434,000 - 4712 44 Street, Camrose

MLS® #A2239446

\$434,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.38 Acres

Augustana, Camrose, Alberta

This outstanding commercial property offers incredible potential on a fully fenced, level lot with a paved parking areaâ€"ideal for a variety of business operations. Whether you're in cabinetry, auto mechanics, custom bodywork, contracting, or general storage, this 3,066 sq ft building provides a flexible and functional layout to meet your needs.

Upon entry, you're welcomed into a bright, spacious showroom complete with an attached office and a two-piece public washroomâ€"perfect for receiving clients or showcasing products. The expansive shop area boasts over 1,600 sq ft of open workspace, tall ceilings, and two 14'x12' overhead doors for easy access to large vehicles and equipment.

A standout feature is the 26'x14' spray booth, equipped with an in-floor drain and a nearby mixing roomâ€"ideal for automotive or cabinetry painting. An additional two-piece washroom is located in the shop area for convenience. The upper mezzanine offers practical storage, keeping your work floor clear and organized.

The exterior is fully clad in durable, low-maintenance tin siding, and the entire lot (101' x 164') is securely fencedâ€"making it excellent for both indoor and outdoor storage. With its high visibility and multi-use potential, this property is a rare







opportunity for entrepreneurs looking to expand or establish their business in a well-equipped, move-in-ready space.

Essential Information

MLS® # A2239446

Price \$434,000

Bathrooms 0.00

Type Commercial

0.38

Sub-Type Industrial

Status Active

Community Information

Address 4712 44 Street

Subdivision Augustana
City Camrose
County Camrose

Province Alberta

Postal Code T4V 1B9

Interior

Acres

Heating Natural Gas, Combination, Overhead Heater(s), Wall Furnace

Exterior

Lot Description Interior Lot, Level

Construction Concrete

Additional Information

Date Listed July 14th, 2025

Days on Market 102

Zoning M1

Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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