

## \$3,250,000 - 270 48 Avenue, Camrose

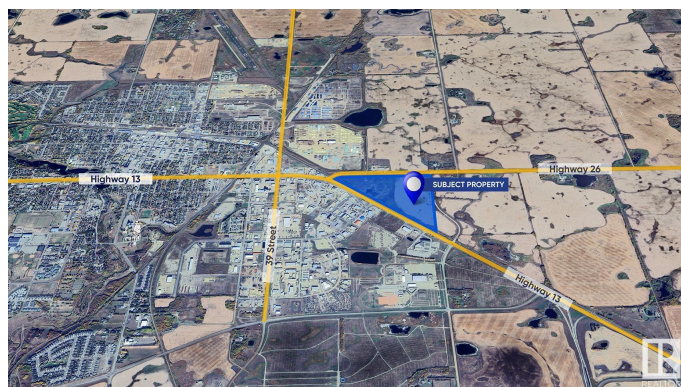
MLS® #E4398101

**\$3,250,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Camrose, Camrose, AB

Located in Camrose, Alberta, this 79.74 Acres (more or less) parcel of industrial land sits strategically between Highway 13 and Highway 26, offering prime accessibility and visibility for businesses. With 79.74 acres (more or less) of land available, there is plenty of room for expansion and customization to suit the needs of businesses of all sizes. M2 Zoning - Heavy Industrial. The city of Camrose offers a supportive business environment, with incentives, resources, and services available to help businesses thrive and grow. The area benefits from excellent infrastructure, including access to utilities, transportation networks, and other essential services, further enhancing its appeal for industrial development. Whether for owner-occupiers or investors, this industrial land represents a sound investment opportunity in a strategic location with strong economic fundamentals and long-term growth prospects.



### Essential Information

MLS® #	E4398101
Price	\$3,250,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial

Status                      Active

**Community Information**

Address                    270 48 Avenue  
Area                        Camrose  
Subdivision               Camrose  
City                        Camrose  
County                    ALBERTA  
Province                  AB  
Postal Code               T4V 4R5

**Additional Information**

Date Listed                July 17th, 2024  
Days on Market           276  
Zoning                      Zone 80

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Listing information last updated on April 19th, 2025 at 5:17pm MDT