

FOR SALE - DOWNTOWN COMMERCIAL

# 5037 51 Street



## \$179,000

**Street Address** 5037 51 Street  
**Lot 1, Block 2, Plan** RN28  
**Neighborhood** Downtown  
**Sector** Central

**Current Zoning** C1- Downtown Commercial  
**Land Area** 923.5m<sup>2</sup> (9,940ft<sup>2</sup>)  
**Approximate Lot Width** 23.77m (78ft)  
**Approximate Lot Depth** 39.6m (130ft)  
**Buildings** None  
**Development** Brownfield  
**Mill Rate** 17.0484  
**Environmentally Sensitive Areas** None

### Details

The lands have been used for the operation of a gas station in the past and are being offered for sale as-is where-is without any representations and warranties regarding the land. The purchase and sale contract will include an indemnity in favour of the City with respect to any claims or proceedings arising from the condition of the lands.

### Services

Municipal water, sanitary sewer, and storm water at lot line and may require upgrading.

### Approved Uses in C1 Districts

- |                            |                          |
|----------------------------|--------------------------|
| • Bars & Pubs              | • Development            |
| • Boarding House           | • Park                   |
| • Business Support Service | • Personal Service       |
| • Commercial School        | • Pet Service            |
| • Day Care Facility        | • Professional Service   |
| • Entertainment Facility   | • Recreation Facility    |
| • Financial Institution    | • Restaurant             |
| • Government Service       | • Retail Store           |
| • Health Facility          | • Community Facility     |
| • Home Occupation          | • Contractor Service     |
| • Hotel                    | • Drive-Through Business |
| • Live Work Unit           | • Funeral Home           |
| • Mixed Use                | • Gas Bar                |
|                            | • Model Unit             |
|                            | • Veterinary Clinic      |
|                            | • Warehouse              |

## Contact

Community Development  
P: 780.678.3025  
E: econdev@camrose.ca  
[www.camrose.ca/landforsale](http://www.camrose.ca/landforsale)