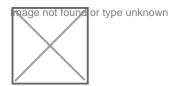


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

902 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWainwright, Alberta

Listing ID: 27214

MLS ID: A2185770 \$374,900



△ KEN HRUBENIUK

- **2** (780) 806-3015
- ROYAL LEPAGE WRIGHT CHOICE REALTY
- **2** 780-842-5327
- 902 4 Avenue, Wainwright, Alberta T9W1C6

Transaction TypeDays On MarketZoningFor Sale166C1

Subdivision
Wainwright

Recreation

Paul ding Type
Free-Standing, Mixed Use, Sports and Recreation

Year Built
1974

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

 Legal Plan
 Building Area (Sq. Ft.)
 Building Area (Sq. M.)

 6445V
 4908.00
 455.96

Lot Size (Sq. Ft.)Lot Size (Acres)Cooling70000.16Central Air, Partial

Heating Lot Features Access to Property

Forced Air, Natural Gas Back Lane, Corner Lot

Access to Property

Back Alley Access, Direct Access, Paved

Road

Inclusions Restrictions Reports
none None Known None

MOTIVATED SELLER – DON'T MISS THIS OPPORTUNITY! Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem – a perfect addition to your portfolio! With two reliable, long-term tenants already in place, this property offers immediate cash flow. Located in a bustling area, this corner-lot beauty is zoned C1, putting you at the heart of commercial activity and just steps from Main Street. Whether you're looking for a secure investment with tenants in place or seeking a property with prime growth potential, this centrally located commercial space is calling your name. Act fast – opportunities like this don't last!

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