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## 902 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Wainwright, Alberta


**Listing ID:**  
27214


**MLS ID:**  
A2185770

**\$374,900**



 **KEN HRUBENIUK**  
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 **ROYAL LEPAGE WRIGHT CHOICE REALTY**  
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 902 4 Avenue , Wainwright , Alberta T9W1C6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 166	<b>Zoning</b> C1
<b>Subdivision</b> Wainwright	<b>Building Type</b> Free-Standing,Mixed Use,Sports and Recreation	<b>Year Built</b> 1974
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 6445V	<b>Building Area (Sq. Ft.)</b> 4908.00	<b>Building Area (Sq. M.)</b> 455.96
<b>Lot Size (Sq. Ft.)</b> 7000	<b>Lot Size (Acres)</b> 0.16	<b>Cooling</b> Central Air,Partial
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Corner Lot	<b>Access to Property</b> Back Alley Access,Direct Access,Paved Road
<b>Inclusions</b> none	<b>Restrictions</b> None Known	<b>Reports</b> 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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