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## 1909, 1911 19 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Wainwright, Alberta



**Listing ID:**  
27630


**MLS ID:**  
A2064531

**\$1,500,000**



 **SHARON ORACHESKI**  
 (780) 261-0700

 COLDWELLBANKER HOMETOWN REALTY  
 780-842-2010

 1909, 1911 19 Avenue , Wainwright , Alberta T9W 1L2

|                                     |   |   |
|-------------------------------------|---|---|
| <b>Transaction Type</b><br>For Sale | <b>Days On Market</b><br>783              | <b>Zoning</b><br>M1                     |
| <b>Subdivision</b><br>NONE          | <b>Building Type</b><br>Commercial Mix    | <b>Year Built</b><br>2012               |
| <b>Structure Type</b><br>Mixed Use  | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Mixed Use   |
| <b>Legal Plan</b><br>8220810        | <b>Building Area (Sq. Ft.)</b><br>8000.00 | <b>Building Area (Sq. M.)</b><br>743.22 |
| <b>Inclusions</b><br>N/A            | <b>Restrictions</b><br>None Known         | <b>Reports</b><br>None                  |

.8000 sq. ft. commercial, mixed-use building on the north side of Wainwright in the industrial area. The 3 separate rentals units use radiant heat, have 2 pce. washrooms c/w drains, finish shop cement flooring, shop end to end floor drains and 16 ft. high X 12 wide, electrically operated shop doors, LED T-5 light fixtures, separate gas and power services on each half of building, alarm system, Special features: RENTAL UNIT 1: is 2000 sq ft. includes a good sized office area, kitchenette, 2 lg bays (33' X 36') with 2 overhead shop doors, a set of auxiliary taps, a mezzanine, plus approx. 42 ft X 120 ft chain link, with inserts, fenced, compound accessible from one shop door and exterior roller gates. RENTAL UNIT 2: is 2000 sq ft and backs onto unit 1. This area includes 3 bay areas with 3 shop overhead doors, an upper exhaust portal and a man door. RENTAL UNIT 3: 4000 sq ft This unit includes a 15' X20' front office, laundry room c/w hook ups. The shop area includes 2-80 ft long bays with shop doors on either end (1 shop door has an exhaust portal), and an additional 46 ft bay area with a shop door on the south side. This unit has 1-man door, a mezzanine, an exhaust fan portal, ceiling fans, 2 sets of hot/cold taps and a functioning vanity in shop area. This property faces north with a large parking area in front and on the south side with access from back alley.

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