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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**
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 COLDWELLBANKER HOMETOWN REALTY
 780-842-2010

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

Transaction Type For Sale	Days On Market 721	Zoning M1
Subdivision NONE	Building Type Commercial Mix	Year Built 2012
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 8220810	Building Area (Sq. Ft.) 8000.00	Building Area (Sq. M.) 743.22
Inclusions N/A	Restrictions None Known	Reports 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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