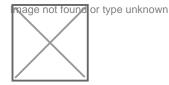


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## **4720 40 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Wetaskiwin, Alberta

Listing ID:

30246

MLS ID:

A2213274

\$1,849,000



- **△** WALLY WRUBLESKI
- **(780)** 781-7323
- Central Agencies Realty Inc.
- **3** 780-672-4495
- 4720 40 Avenue, Wetaskiwin, Alberta T9A 0A2

**Transaction Type** 

For Sale

**Days On Market** 

Zoning M1

135

Subdivision

NONE

Year Built

2000

Structure Type

Mixed Use

Property Type Commercial Property Sub Type

Legal Plan 1824NY

Building Area (Sq. Ft.) 17200.00 Building Area (Sq. M.)

1597.92

Mixed Use

Roof Metal

Inclusions

Some shelving and other attached

equipment as determined

**Restrictions**See Remarks

**Reports** None

2.84 ACRES with 17,200 square feet of office, interior and exterior storage and shop space with numerous 14" high doors, some loading bays with 4' high docks. The space is demised into several larger sections ranging from 1,800 square feet to 5,400 square feet that could be leased to different tenants for different uses. In the past, a trucking company used the section with loading docks as a depot. There is 2,800i square feet of showroom space. There is a large parking lot and a section of the lot is cordoned off with chain link fence for secure storage. There is lots of opportunity to lease the different spaces to complimentary businesses with shared customers to create a "one stop experience." This building has been carefully maintained over the years with LED lighting (2016), commercial door openers, sprinkler system and a new roof in 2016. This is a clean building that shows very well.

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