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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

**\$1,695,000**



 **WALLY WRUBLESKI**  
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 Central Agencies Realty Inc.  
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 4720 40 Avenue , Wetaskiwin , Alberta T9A 0A2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 73	<b>Zoning</b> M1
<b>Subdivision</b> NONE	<b>Year Built</b> 2000	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1824NY
<b>Building Area (Sq. Ft.)</b> 17200.00	<b>Building Area (Sq. M.)</b> 1597.92	<b>Roof</b> Metal
<b>Inclusions</b> Some shelving and other attached equipment as determined	<b>Restrictions</b> See Remarks	<b>Reports</b> 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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