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1009 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Wainwright, Alberta



Listing ID:
30782


MLS ID:
A2226156

\$350,000



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

 **COLDWELLBANKER HOMETOWN REALTY**
 780-842-2010

 1009 1 Avenue , Wainwright , Alberta T9W 1S5

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning C2	Subdivision NONE	Building Type Rooming House
Year Built 1975	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6445V	Building Area (Sq. Ft.) 8280.00
Building Area (Sq. M.) 769.23	Roof Tar/Gravel	Foundation Poured Concrete
Cooling Central Air,Partial	Heating Boiler,Forced Air,Natural Gas	Inclusions none
Restrictions Easement Registered On Title	Reports None	

Discover a unique investment opportunity with this two-story rooming house, formerly a CN bunkhouse, on the south side of Wainwright. Situated on an expansive 100 ft X 566 ft parcel of land, this substantial property includes 49 individual rooms on 2 floors, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, along with ample storage space. The third level houses a forced-air furnace and air conditioning system, ensuring consistent climate control for added tenant comfort. The lower level is thoughtfully designed with a communal kitchen, laundry facilities, 2 tv lounges, a secure locker storage area, an on-site office, and a self-contained two-bedroom manager's suite. With its size, layout, and existing infrastructure, this property presents excellent potential for continued use as a rooming house or reimagined for alternative residential or commercial purposes. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.

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