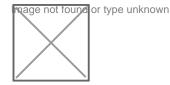


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1009 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWainwright, Alberta

Listing ID: 30782

MLS ID: A2226156

\$350,000



- **△** SHARON ORACHESKI
- **2** (780) 261-0700
- □ COLDWELLBANKER HOMETOWN REALTY
- **2** 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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