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320 10 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Wainwright, Alberta

Listing ID:

32410

MLS ID:

A2261683

\$275,000



- △ CHERYL MACISAAC
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- 🖄 320 10 Street , Wainwright , Alberta T9W 1P6

Transaction Type

For Sale

Days On Market

42

Zoning

C1

Subdivision Wainwright

Year Built

1955

Structure Type

Mixed Use

Property Type

Property Sub Type

Legal Plan 6445V

Commercial

Mixed Use

Inclusions

Building Area (Sq. Ft.) 3600.00

Building Area (Sq. M.) 334.45

Appliances in rental suite: Refrigerator,

stacked washer/ dryer, stove

Restrictions
Historic Site, Rental

Reports None

Invest with confidence in this prime mixed-use property located in the center of Wainwright's bustling downtown. With a strong tenant in place on the main level, this building delivers immediate, reliable income and long-term stability. The storefront enjoys excellent visibility and steady pedestrian traffic, making it a sought-after location for businesses. Above the retail space, a renovated two-bedroom residential suite enhances the property's cash flow potential. Equipped with modern appliances and updated finishes, the suite offers flexible options—continue generating steady rental income or house an on-site manager/owner. This property combines historic charm with updated functionality, giving it strong appeal to tenants while preserving long-term value. Investors will appreciate the diversified income streams, central location, and low vacancy risk in a supportive, growing community. Seize this opportunity to add a proven, income-producing asset to your portfolio in one of Wainwright's most recognizable and desirable commercial properties.

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