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1909,1911 19 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Wainwright, Alberta

Listing ID:
33626

MLS ID:
A2278512

\$1,500,000



 **SHARON ORACHESKI**
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 1909,1911 19 Avenue , Wainwright , Alberta T9W 1L2

Transaction Type For Sale	Title Fee Simple	Days On Market 125
Zoning M1	Subdivision Wainwright	Nearest Town Wainwright
Building Type Commercial Mix	Year Built 2012	Structure Type Industrial
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 8220810
Building Area (Sq. Ft.) 8000.00	Building Area (Sq. M.) 743.22	Construction Type Concrete,Metal Siding ,Wood Frame
Roof Metal	Foundation Perimeter Wall,Poured Concrete,Slab	Lot Features Back Lane,City Lot,Irregular Lot,Low Maintenance Landscape
Commercial Amenities Floor Drain(s)/Grease Trap(s),Mezzanine,Outside Storage	Inclusions N/A	Restrictions None Known
Reports Leases		

8000 sq. ft. commercial, mixed-use building located in the industrial area on the north side of Wainwright. The 3 separate rental units use radiant heat, and include 2 pce washrooms c/w drains, concrete shop flooring with end to end floor drains, and 16 ft high X 12 wide electronically operated shop doors, LED T-5 light fixtures, separate gas/power services on each half of the building, and an alarm system. UNIT FEATURES: UNIT 1: 4000 sq ft-includes a 15' x20' front office, laundry room. The shop includes 2-80 ft. long bays with 12' x16' shop doors on either end (1 shop door has an exhaust portal, ceiling fans, 2 sets of hot/cold taps and a functioning vanity in shop area.UNIT 2: 2000 sq. ft, and backs onto unit 1. This space includes 3 bay area with 3 shop overhead (12'X36') doors, a 2 pce. washroom, an exhaust portal and a man door. RENTAL UNIT 3: 2000 sq. ft-includes good sized office area, kitchenette, 2 pce. washroom, 2 lge. bays(33'x36') with auxiliary taps and 2 (12' X 16') overhead doors, and a mezzanine . Outside is a 42' X 120' chain link (with inserts) fenced compound with roller gates and is accessible from one shop door. This property faces north with a large parking area in front and back. The south parking area has access from alley.

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