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1009 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Wainwright, Alberta

Listing ID:
33883

MLS ID:
A2284052

\$300,000



 **SHARON ORACHESKI**
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 Royal LePage Network Realty Corp.
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 1009 1 Avenue , Wainwright , Alberta T9W 1S5

Transaction Type	Title	Days On Market
For Sale	Fee Simple	2
Zoning	Subdivision	Building Type
C2	NONE	Low Rise (2-4 stories)
Year Built	Structure Type	Property Type
1975	Low Rise (2-4 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	6445V	7633.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
709.12	53143	1.22
Construction Type	Roof	Foundation
Stucco,Wood Siding	Asphalt/Gravel,Flat	Poured Concrete
Cooling	Heating	Inclusions
Partial	Boiler,Floor Furnace,Forced Air,Hot Water,Natural Gas	N/A
Restrictions	Reports	
None Known	None	

Discover a unique investment with this 2 storey rooming house, formerly a CN bunkhouse, located on the south side of Wainwright. Situated on an expansive 100 ft X 531.5 ft parcel of land, this substantial property offers 49 individual rooms on two levels, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, and ample storage facilities. The third level houses a forced-air furnace and air conditioning system. The lower level provides laundry facilities, two 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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