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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.
 403-346-8900

 1009 1 Avenue , Wainwright , Alberta T9W 1S5

Transaction Type For Sale	Title Fee Simple	Days On Market 67
Zoning C2	Subdivision NONE	Building Type Low Rise (2-4 stories)
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.) 7633.00
Building Area (Sq. M.) 709.12	Lot Size (Sq. Ft.) 53143	Lot Size (Acres) 1.22
Construction Type Stucco,Wood Siding	Roof Asphalt/Gravel,Flat	Foundation Poured Concrete
Cooling Partial	Heating Boiler,Floor Furnace,Forced Air,Hot Water,Natural Gas	Inclusions N/A
Restrictions None Known	Reports 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, commercial purposes. An ideal facility for crews completely construction projects in the area. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.

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