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## 6001 40 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Wetaskiwin, Alberta


**Listing ID:**  
34714

**MLS ID:**  
A2298600

**\$800,000**



 **BARRY CAMPBELL**  
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 6001 40 Avenue , Wetaskiwin , Alberta T9A3S1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Zoning</b> DC	<b>Subdivision</b> Annexation 92	<b>Building Type</b> Manufacturing,Mixed Use,Office Building,Retail,See Remarks,Warehouse
<b>Year Built</b> 1979	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 7920375	<b>Building Area (Sq. Ft.)</b> 4000.00
<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 33541	<b>Lot Size (Acres)</b> 0.77
<b>Construction Type</b> Wood Frame	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Compacted Yard,See Remarks
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Title,Title Insurance

Well-maintained commercial property offering approximately 4,000 sq. ft. of office/retail space with an attached warehouse, ideally located along the boundary of the Wetaskiwin Regional Airport, an area positioned for future growth. The main building features multiple offices, a reception/retail area, and warehouse space with a loading door. Two additional warehouse buildings include 2,400 sq. ft. with two overhead doors and 3,840 sq. ft. with a 10' x 12' overhead door, both with heat, power, and concrete floors. All buildings are metal-clad with metal roofing for durability. The partially fenced yard offers paved and gravel parking and storage areas. Direct Control zoning allows flexibility for a variety of business uses. Excellent access to major roads, highways, and the city center. Suitable for owner-users or investors with potential for multiple tenants. A rare opportunity in a strategic commercial location.

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