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## 5305 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Wetaskiwin, Alberta


**Listing ID:**  
34866


**MLS ID:**  
A2301726

**\$750,000**



 **BARRY CAMPBELL**  
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 RE/MAX Real Estate (Edmonton)  
 780-986-2900

 5305 49 Street , Wetaskiwin , Alberta T9A1J1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> GC	<b>Subdivision</b> NONE	<b>Nearest Town</b> Wetaskiwin
<b>Building Type</b> Retail	<b>Year Built</b> 1975	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> M8
<b>Building Area (Sq. Ft.)</b> 9100.00	<b>Building Area (Sq. M.)</b> 845.41	<b>Lot Size (Sq. Ft.)</b> 16900
<b>Lot Size (Acres)</b> 0.39	<b>Construction Type</b> Concrete	<b>Roof</b> Asphalt/Gravel,Metal,See Remarks
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas,Radiant,See Remarks	<b>Lot Features</b> Paved
<b>Access to Property</b> Paved Road,See Remarks	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Environmental Phase 2		

For Sale – 9,100 sq ft multi-bay commercial building in high-visibility location on a truck route in Wetaskiwin, AB. Features 4 independent bays: Bay #1 (4,760 sq ft) with retail, 4 offices, 12' ceilings, 10'x14' OHD, and 2pc bath; Bay #2 (1,920 sq ft) and Bay #3 (1,920 sq ft) with 16' ceilings, 20'x16' OHDs, radiant heat, offices, storage, and bathrooms; Bay #4 (486 sq ft) finished office space. All bays are self-contained and can be combined via a common area. Current tenants include a heavy-duty truck repair shop, taxi office & repair, fire suppression company, and electrical contractor. All leases are all-inclusive, and tenants are open to short or long-term lease terms. Block construction with ongoing upgrades. Located 35 minutes south of Edmonton, Wetaskiwin offers lower taxes, skilled labor, and strong transportation access. A turnkey investment or owner-user opportunity with income in place. Great Investment Opportunity!

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