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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)
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 5305 49 Street , Wetaskiwin , Alberta T9A1J1

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning GC	Subdivision NONE	Nearest Town Wetaskiwin
Building Type Retail	Year Built 1975	Structure Type Retail
Property Type Commercial	Property Sub Type Office	Legal Plan M8
Building Area (Sq. Ft.) 9100.00	Building Area (Sq. M.) 845.41	Lot Size (Sq. Ft.) 16900
Lot Size (Acres) 0.39	Construction Type Concrete	Roof Asphalt/Gravel,Metal,See Remarks
Foundation Poured Concrete	Heating Forced Air,Natural Gas,Radiant,See Remarks	Lot Features Paved
Access to Property Paved Road,See Remarks	Inclusions None	Restrictions None Known
Reports 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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