

\$649,000 - 837 3 Avenue, Wainwright

MLS® #A2179904

\$649,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Wainwright, Wainwright, Alberta

Unlock the potential of this versatile 5,285 sq. ft. commercial building, perfectly situated on a spacious 12,250 sq. ft. lot. Designed for flexibility, the building is divided into three 24' x 70' bays, each with thick concrete floors with drains and its own 2-piece washroom.

Bay 1: Currently tenant-occupied, generating immediate rental income. Bay 2: Vacant and ready to accommodate your vision, whether it's for your own business or as an additional rental space.

This property is ideal for businesses needing office/shop space or investors seeking a profitable multi-use property. With a robust structure and adaptable layout, this is an excellent opportunity to secure a functional and revenue-generating commercial space.

Bay 3: Owner-occupied and features a thoughtful layout with a front office space (24' x 30') and a connected shop area (24' x 40'), offering ample workspace.

Don't miss out—call today to explore the possibilities!



Built in 2019

Essential Information

MLS® #	A2179904
Price	\$649,000
Sold Price	\$625,000
Bathrooms	0.00
Acres	0.00

Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	837 3 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1C5

Interior

Heating	Overhead Heater(s)
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Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2024
Date Sold	February 8th, 2025
Days on Market	75
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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