

\$350,000 - 1009 1 Avenue, Wainwright

MLS® #A2226156

\$350,000

0 Bedroom, 0.00 Bathroom, 8,280 sqft

Business on 0.00 Acres

N/A, Wainwright, Alberta

Discover a unique investment opportunity with this two-story rooming house, formerly a CN bunkhouse, on the south side of Wainwright. Situated on an expansive 100 ft X 566 ft parcel of land, this substantial property includes 49 individual rooms on 2 floors, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, along with ample storage space. The third level houses a forced-air furnace and air conditioning system, ensuring consistent climate control for added tenant comfort. The lower level is thoughtfully designed with a communal kitchen, laundry facilities, 2 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 or commercial purposes. A rare opportunity for savvy investors looking to tap into Wainwright's rental market. (id:6289)

Built in 1975

Essential Information

Listing #	A2226156
Price	\$350,000
Bathrooms	0.00
Square Footage	8,280



Acres	0.00
Year Built	1975
Type	Business
Sub-Type	Freehold

Community Information

Address	1009 1 Avenue
Subdivision	N/A
City	Wainwright
Province	Alberta
Postal Code	T9W1S5

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning, Partially air conditioned

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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Listing information last updated on October 27th, 2025 at 7:16am PDT