

\$750,000 - 5305 49 St, Wetaskiwin

MLS® #E4455138

\$750,000

0 Bedroom, 0.00 Bathroom, 9,100 sqft
Office

City Center North, Wetaskiwin, Alberta

For Sale â€” 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! (id:6289)

Built in 1975

Essential Information

Listings #	E4455138
Price	\$750,000
Bathrooms	0.00
Square Footage	9,100
Year Built	1975
Type	Office



Community Information

Address 5305 49 St
Subdivision City Center North
City Wetaskiwin
Province Alberta
Postal Code T9A1J1

Listing Details

Listing Office RE/MAX Real Estate



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