



**GRASSROOTS**  
REALTY GROUP

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**2201 14th Ave  
Wainwright, Alberta**

**MLS # A2242344**



**\$3,333,000**

**Division:** NONE

**Lot Size:** 5.37 Acres

**Lot Feat:** City Lot, Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** C

**Water:** -

**Sewer:** -

**Utilities:** -

Rare opportunity to obtain a large 5.37Ac parcel of commercial property in the ever developing heart of Wainwright, AB ! Located on a convenient service road right off of HWY 14 and close to HWY 41. The location gives this property massive exposure for any future development with ease of access to and from the property . There is a dwelling on the property that could be moved off and or used as an office space during development . The land is currently being used as a scrap metal / auto wrecking business.