



1909,1911 19 Avenue
Wainwright, Alberta

MLS # A2278512



\$1,500,000

Division:	Wainwright
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	M1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable Not
Exterior:	Concrete, Metal Siding , Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Back Lane, City Lot, Irregular Lot, Low Maintenance Land
Inclusions:	N/A		

8000 sq. ft. commercial, mixed-use building located in the industrial area on the north side of Wainwright. The 3 separate rental units use radiant heat, and include 2 pce washrooms c/w drains, concrete shop flooring with end to end floor drains, and 16 ft high X 12 wide electronically operated shop doors, LED T-5 light fixtures, separate gas/power services on each half of the building, and an alarm system. UNIT FEATURES: RENTAL UNIT 1: 2000 sq. ft-includes good sized office area, kitchenette, 2 pce. washroom, 2 lge. bays(33'x36') with auxiliary taps and 2 (12' X 16') overhead doors, and a mezzanine . Outside is a 42' X 120' chain link (with inserts) fenced compound with roller gates and is accessible from one shop door. UNIT 2: 2000 sq. ft, and backs onto unit 1. This space includes 3 bay area with 3 shop overhead (12'X36') doors, a 2 pce. washroom, an exhaust portal and a man door. UNIT 3: 4000 sq ft-includes a 15' x20' front office, laundry room. The shop includes 2-80 ft. long bays with 12' x16' shop doors on either end (1 shop door has an exhaust portal, ceiling fans, 2 sets of hot/cold taps and a functioning vanity in shop area. This property faces north with a large parking area in front and back. The south parking area has access from alley.