



**6001 40 Avenue
Wetaskiwin, Alberta**

MLS # A2298600



\$800,000

Division: Annexation 92

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: DC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.77 Acre

Lot Feat: -

Well-maintained commercial property offering approximately 4,000 sq. ft. of office/retail space with an attached warehouse, ideally located along the boundary of the Wetaskiwin Regional Airport, an area positioned for future growth. The main building features multiple offices, a reception/retail area, and warehouse space with a loading door. Two additional warehouse buildings include 2,400 sq. ft. with two overhead doors and 3,840 sq. ft. with a 10' x 12' overhead door, both with heat, power, and concrete floors. All buildings are metal-clad with metal roofing for durability. The partially fenced yard offers paved and gravel parking and storage areas. Direct Control zoning allows flexibility for a variety of business uses. Excellent access to major roads, highways, and the city center. Suitable for owner-users or investors with potential for multiple tenants. A rare opportunity in a strategic commercial location.