



5305 49 Street
Wetaskiwin, Alberta

MLS # A2301726



\$750,000

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,100 sq.ft.
Zoning:	GC

Heating: Forced Air, Natural Gas, Radiant, See Remarks

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel, Metal, See Remarks

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: 0.39 Acre

Sewer: -

Lot Feat: Paved

Inclusions: None

For Sale – 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!