## \$374,900 - 902 4 Avenue, Wainwright

MLS® #A2185770

### \$374,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.16 Acres

Wainwright, Wainwright, Alberta

# MOTIVATED SELLER â€" DON'T MISS THIS OPPORTUNITY!

Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem â€" a perfect addition to your portfolio! With two reliable, long-term tenants already in place, this property offers immediate cash flow. Located in a bustling area, this corner-lot beauty is zoned C1, putting you at the heart of commercial activity and just steps from Main Street. Whether you're looking for a secure investment with tenants in place or seeking a property with prime growth potential, this centrally located commercial space is calling your name. Act fast â€" opportunities like this don't last!



#### **Essential Information**

MLS® # A2185770 Price \$374,900

Bathrooms 0.00 Acres 0.16 Year Built 1974

Type Commercial Sub-Type Mixed Use

Status Active

### **Community Information**







Address 902 4 Avenue

Subdivision Wainwright

City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta

Postal Code T9W1C6

**Amenities** 

Parking Spaces 4

Interior

Heating Forced Air, Natural Gas

Cooling Central Air, Partial

**Exterior** 

Lot Description Back Lane, Corner Lot

**Additional Information** 

Date Listed January 15th, 2025

Days on Market 293

Zoning C1

**Listing Details** 

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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