$1,695,000 - 4720 40 Avenue, Wetaskiwin

MLS® #A2213274

$1,695,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Wetaskiwin, Alberta

2.84 ACRES with 17,200 square feet of office, interior and exterior storage and shop space with numerous 14â€• high doors, some loading bays with 4â€™ high docks. The space is demised into several larger sections ranging from 1,800 square feet to 5,400 square feet that could be leased to different tenants for different uses. In the past, a trucking company used the section with loading docks as a depot. There is 2,800i square feet of showroom space. There is a large parking lot and a section of the lot is cordoned off with chain link fence for secure storage. There is lots of opportunity to lease the different spaces to complimentary businesses with shared customers to create a â€œone stop experience.â€• This building has been carefully maintained over the years with LED lighting (2016), commercial door openers, sprinkler system and a new roof in 2016. This is a clean building that shows very well.

Built in 2000

Essential Information

MLS® #	A2213274
Price	$1,695,000
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use

Status	Active

Community Information

Address	4720 40 Avenue
Subdivision	NONE
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A 0A2

Exterior

Roof	Metal

Additional Information

Date Listed	April 17th, 2025
Days on Market	108
Zoning	M1

Listing Details

Listing Office	Central Agencies Realty Inc.

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