

# \$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 – DON'T MISS THIS OPPORTUNITY!**

Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem – 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 – opportunities like this don't last!

Built in 1974

## 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 | 181                |
| Zoning         | C1                 |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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