

# \$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
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial

### **Exterior**

Lot Description	Back Lane, Corner Lot
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### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	222
Zoning	C1

### **Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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