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

MLS® #A2185770

#### \$374,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.16 Acres

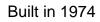
Wainwright, Wainwright, Alberta

## MOTIVATED SELLER – DON'T MISS THIS OPPORTUNITY!

Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem  $\hat{a} \in$  " 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  $\hat{a} \in$  "opportunities like this don't last!







#### **Essential Information**

MLS® #	A2185770
Price	\$374,900
Bathrooms	0.00
Acres	0.16
Year Built	1974
Туре	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information** 



Amenities	
Postal Code	T9W1C6
Province	Alberta
County	Wainwright No. 61, M.D. of
City	Wainwright
Subdivision	Wainwright
Address	902 4 Avenue

# Amenices

Parking Spaces

#### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial

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#### Exterior

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

Date Listed	January 15th, 2025
Days on Market	203
Zoning	C1

## **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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