$960,000 - 2201 23 Avenue, Wainwright

MLS® #A2173357

$960,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Wainwright, Wainwright, Alberta

Welcome to an exceptional commercial opportunity! Situated on a sprawling 1.36-acre lot, this remarkable commercial shop offers a vast space for your business endeavors. Boasting dimensions of 50 ft x 104 ft, this shop provides abundant room to bring your vision to life. The shop features one finished bathroom and the added convenience of a hook-up for a second bathroom. The presence of a fire guard truss in the ceiling allows for easy division, transforming this shop into two separate work areas or units, each with its own service panel. This unique feature presents the opportunity for additional income generation. Stay comfortable in your work environment with the efficient radiant tube heaters providing a reliable heat source throughout the shop. No need to worry about power requirements as the shop is equipped with two 100-amp electrical panels. The u-drain floors offer practicality and easy maintenance, facilitating efficient drainage throughout the shop. Access to the shop is effortless with two 16 ft x 16 ft overhead doors positioned on each end. Both the interior and exterior of the shop are illuminated by energy-efficient LED lighting, ensuring well-lit workspaces throughout the day and night. Positioned in a prime location , this commercial shop offers unlimited potential for various businesses. Take advantage of this fantastic opportunity to establish your thriving enterprise in a sought-after location. Inquire now to make this impressive property yours

and unlock the possibilities it holds for your business aspirations.

Built in 2023

Essential Information

MLS® #	A2173357
Price	$960,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	2201 23 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 0B3

Additional Information

Date Listed	October 21st, 2024
Days on Market	180
Zoning	M1

Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.