# \$1,849,000 - 4720 40 Avenue, Wetaskiwin

MLS® #A2213274

## \$1,849,000

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 14― high doors, some loading bays with 4' 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 "one stop experience.― 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 \$1,849,000

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 198 Zoning M1

## **Listing Details**

Listing Office Central Agencies Realty Inc.

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