

# \$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 â€“ DON'T MISS THIS OPPORTUNITY!**

Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem â€“ 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 â€“ 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	206
Zoning	C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.