

\$1,695,000 - 4720 40 Avenue, Wetaskiwin

MLS® #A2213274

\$1,695,000

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 2,800 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	\$1,695,000
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 2
Zoning M1

Listing Details

Listing Office Central Agencies Realty Inc.

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.