

# \$1,500,000 - 1909, 1911 19 Avenue, Wainwright

MLS® #A2064531

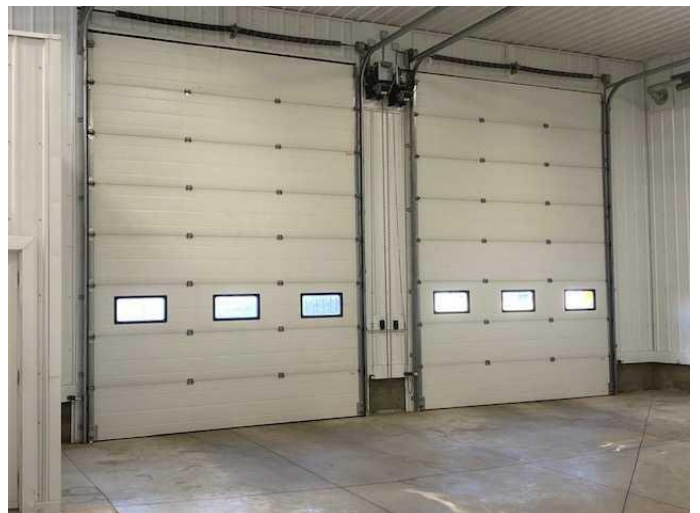
**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Wainwright, Alberta

.8000 sq. ft. commercial, mixed-use building on the north side of Wainwright in the industrial area. The 3 separate rentals units use radiant heat, have 2 pce. washrooms c/w drains, finish shop cement flooring, shop end to end floor drains and 16 ft. high X 12 wide, electrically operated shop doors, LED T-5 light fixtures, separate gas and power services on each half of building, alarm system, Special features: RENTAL UNIT 1: is 2000 sq ft. includes a good sized office area, kitchenette, 2 lg bays (33' X 36') with 2 overhead shop doors, a set of auxiliary taps, a mezzanine, plus approx. 42 ft X 120 ft chain link, with inserts, fenced, compound accessible from one shop door and exterior roller gates. RENTAL UNIT 2: is 2000 sq ft and backs onto unit 1. This area includes 3 bay areas with 3 shop overhead doors, an upper exhaust portal and a man door. RENTAL UNIT 3: 4000 sq ft This unit includes a 15' X 20' front office, laundry room c/w hook ups. The shop area includes 2-80 ft long bays with shop doors on either end (1 shop door has an exhaust portal), and an additional 46 ft bay area with a shop door on the south side. This unit has 1-man door, a mezzanine, an exhaust fan portal, ceiling fans, 2 sets of hot/cold taps and a functioning vanity in shop area. This property faces north with a large parking area in front and on the south side with access from back alley.

Built in 2012



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2064531    |
| Price      | \$1,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2012        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1909, 1911 19 Avenue       |
| Subdivision | NONE                       |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1L2                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2023 |
| Days on Market | 639            |
| Zoning         | M1             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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