

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

MLS® #A2064531

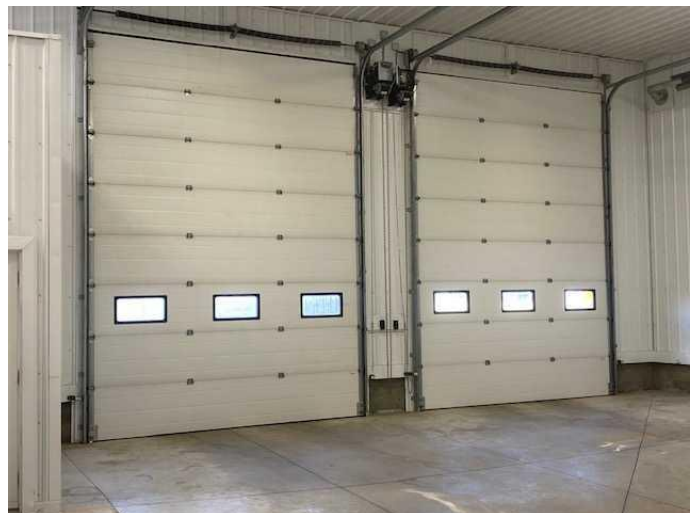
**\$1,500,000**

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	751
Zoning	M1

## Listing Details

Listing Office	COLDWELLBANKER HOMETOWN 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.