

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

MLS® #E4433167

\$1,695,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Central Industrial Park, Wetaskiwin, AB

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® # | E4433167 |
| Price | \$1,695,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2000 |



| | |
|--------|------------|
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 4720 40 Avenue |
| Area | Wetaskiwin |
| Subdivision | Central Industrial Park |
| City | Wetaskiwin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 0A2 |

Exterior

| | |
|--------------|-----------------------------|
| Exterior | Concrete, Wood Frame, Metal |
| Construction | Concrete, Wood Frame, Metal |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 80 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 8:32am MDT