$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 14â€• high doors, some loading bays with 4â€™ 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 2,800i 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 â€œone stop experience.â€• 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