



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



Main Photo

Property Description

.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' X20' 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.

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