



## 902 4 Avenue , Wainwright, Alberta - \$374,900



Main Photo

### Property Description

MOTIVATED SELLER – DON'T MISS THIS OPPORTUNITY!

Prime Investment Opportunity: Unlock the potential of this 4,907.5 sq. ft. commercial gem – a perfect addition to your portfolio! With two reliable, long-term tenants already in place, this property offers immediate cash flow. Located in a bustling area, this corner-lot beauty is zoned C1, putting you at the heart of commercial activity and just steps from Main Street. Whether you're looking for a secure investment with tenants in place or seeking a property with prime growth potential, this centrally located commercial space is calling your name. Act fast – opportunities like this don't last!



REALTOR Referral



REALTOR®

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