# \$800,000 - 6001 47 Avenue, Wetaskiwin

MLS® #E4386756

## \$800,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

This well-maintained commercial property offers 4,000 sq. ft. of office space combined with an attached warehouse, featuring a loading door, multiple offices, and retail reception. Located on the border of the Municipal Airport, it's poised for growth as the airport expands. The property includes two additional warehouses: Warehouse 1 (2,400 sq. ft.) with two overhead doors, heat, power, and a concrete floor; and Warehouse 2 (3,840 sq. ft.) with heat, power, and a concrete floor, plus a 10'x12' overhead door. All buildings are metal-clad with metal roofing for durability. The property is partially fenced, with paved and gravel base parking/storage. Zoned Direct Control, providing flexibility for various business types. Great access to major roads, highways, and the city center. A rare opportunity in a high-growth area with pride of ownership evident throughout. Multiple Tenants is possible.







Built in 1979

#### **Essential Information**

MLS® # E4386756 Price \$800,000

Bathrooms 0.00 Acres 0.00 Year Built 1979 Type Retail Status Active

# **Community Information**

Address 6001 47 Avenue

Area Wetaskiwin

Subdivision Annexation - 92

City Wetaskiwin
County ALBERTA

Province AB

Postal Code T9A 3S1

## **Exterior**

Exterior Steel Frame, See Remarks
Construction Steel Frame, See Remarks

### **Additional Information**

Date Listed May 10th, 2024

Days on Market 524

Zoning Zone 80

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Listing information last updated on October 16th, 2025 at 2:17pm MDT