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

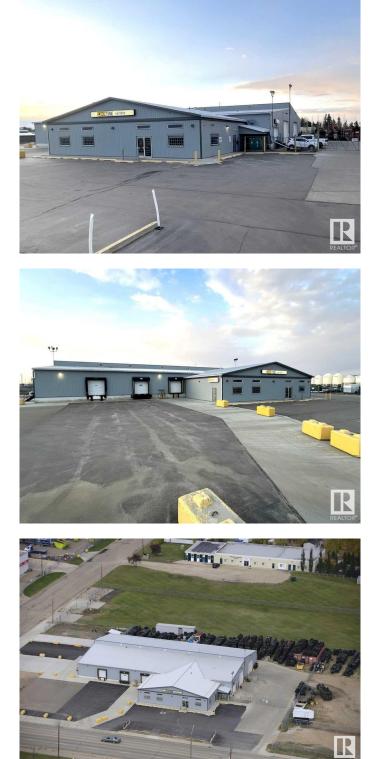
MLS® #E4433167

## \$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 4â€<sup>™</sup> 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 "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

Туре	Industrial
Status	Active

## **Community Information**

4720 40 Avenue
Wetaskiwin
Central Industrial Park
Wetaskiwin
ALBERTA
AB
T9A 0A2

## Exterior

Exterior	Concrete, Wood Frame, Metal
Construction	Concrete, Wood Frame, Metal

## **Additional Information**

Date Listed	April 15th, 2025
Days on Market	109
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 August 2nd, 2025 at 5:02am MDT