

## \$750,000 - 5305 49 Street, Wetaskiwin

MLS® #E4455138

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

City Center North, Wetaskiwin, AB

For Sale â€“ 9,100 sq ft multi-bay commercial building in high-visibility location on a truck route in Wetaskiwin, AB. Features 4 independent bays: Bay #1 (4,760 sq ft) with retail, 4 offices, 12' ceilings, 10'x14' OHD, and 2pc bath; Bay #2 (1,920 sq ft) and Bay #3 (1,920 sq ft) with 16' ceilings, 20'x16' OHDs, radiant heat, offices, storage, and bathrooms; Bay #4 (486 sq ft) finished office space. All bays are self-contained and can be combined via a common area. Current tenants include a heavy-duty truck repair shop, taxi office & repair, fire suppression company, and electrical contractor. All leases are all-inclusive, and tenants are open to short or long-term lease terms. Block construction with ongoing upgrades. Located 35 minutes south of Edmonton, Wetaskiwin offers lower taxes, skilled labor, and strong transportation access. A turnkey investment or owner-user opportunity with income in place. Great Investment Opportunity!

Built in 1975

### Essential Information

MLS® #	E4455138
Price	\$750,000
Bathrooms	0.00
Acres	0.00



Year Built	1975
Type	Office
Status	Active

### Community Information

Address	5305 49 Street
Area	Wetaskiwin
Subdivision	City Center North
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1J1

### Exterior

Exterior	Block, See Remarks
Roof	Mixed, See Remarks
Construction	Block, See Remarks

### Additional Information

Date Listed	August 28th, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on September 1st, 2025 at 3:17am MDT