\$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 62

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 October 29th, 2025 at 4:02pm MDT