



GRASSROOTS
REALTY GROUP

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320 10 Street
Wainwright, Alberta

MLS # A2261683



\$275,000

Division: Wainwright

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Appliances in rental suite: Refrigerator, stacked washer/ dryer, stove

Invest with confidence in this prime mixed-use property located in the center of Wainwright's bustling downtown. With a strong tenant in place on the main level, this building delivers immediate, reliable income and long-term stability. The storefront enjoys excellent visibility and steady pedestrian traffic, making it a sought-after location for businesses. Above the retail space, a renovated two-bedroom residential suite enhances the property's cash flow potential. Equipped with modern appliances and updated finishes, the suite offers flexible options—continue generating steady rental income or house an on-site manager/owner. This property combines historic charm with updated functionality, giving it strong appeal to tenants while preserving long-term value. Investors will appreciate the diversified income streams, central location, and low vacancy risk in a supportive, growing community. Seize this opportunity to add a proven, income-producing asset to your portfolio in one of Wainwright's most recognizable and desirable commercial properties.