



**GRASSROOTS**  
REALTY GROUP

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1909,1911 19 Avenue  
Wainwright, Alberta

MLS # A2278512



**\$1,500,000**

<b>Division:</b>	Wainwright
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,000 sq.ft.
<b>Zoning:</b>	M1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Cable Not
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, City Lot, Irregular Lot, Low Maintenance Land
<b>Inclusions:</b>	N/A		

8000 sq. ft. commercial, mixed-use building located in the industrial area on the north side of Wainwright. The 3 separate rental units use radiant heat, and include 2 pce washrooms c/w drains, concrete shop flooring with end to end floor drains, and 16 ft high X 12 wide electronically operated shop doors, LED T-5 light fixtures, separate gas/power services on each half of the building, and an alarm system. UNIT FEATURES: UNIT 1: 4000 sq ft-includes a 15' x20' front office, laundry room. The shop includes 2-80 ft. long bays with 12' x16' shop doors on either end (1 shop door has an exhaust portal, ceiling fans, 2 sets of hot/cold taps and a functioning vanity in shop area. RENTAL UNIT 2: 2000 sq. ft-includes good sized office area, kitchenette, 2 pce. washroom, 2 lge. bays(33'x36') with auxiliary taps and 2 (12' X 16') overhead doors, and a mezzanine. UNIT 3: 2000 sq. ft, and backs onto unit 1. This space includes 3 bay area with 3 shop overhead (12'X36') doors, a 2 pce. washroom, an exhaust portal and a man door. Outside is a 42' X 120' chain link (with inserts) fenced compound with roller gates and is accessible from one shop door. This property faces north with a large parking area in front and back. The south parking area has access from alley.