



GRASSROOTS
REALTY GROUP

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1009 1 Avenue
Wainwright, Alberta

MLS # A2284052



\$300,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,633 sq.ft.
Zoning:	C2

Heating:	Boiler, Floor Furnace, Forced Air, Hot Water, Natural Gas
Floors:	-
Roof:	Asphalt/Gravel, Flat
Exterior:	Stucco, Wood Siding
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.22 Acres
Lot Feat:	-

Discover a unique investment with this 2 storey rooming house, formerly a CN bunkhouse, located on the south side of Wainwright. Situated on an expansive 100 ft X 531.5 ft parcel of land, this substantial property offers 49 individual rooms on two levels, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, and ample storage facilities. The third level houses a forced-air furnace and air conditioning system. The lower level provides laundry facilities, two TV lounges, a secure locker storage area, an on-site office, and a self-contained, two-bedroom manager's suite. With its size, layout, and existing infrastructure, this property presents excellent potential for continued use as a rooming house or reimagined for alternative residential, commercial purposes. An ideal facility for crews completely construction projects in the area. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.