



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

522 10 Street  
Wainwright, Alberta

MLS # A2293728



**\$1,400,000**

**Division:** Wainwright

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,865 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** File System

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Corner Lot, Paved

This well-maintained 6,865 sq. ft. two-storey office building is ideally located in the heart of downtown Wainwright. Offering a versatile layout, the property features a mix of private offices, a spacious boardroom, and potential retail space—making it suitable for a wide range of business uses. The building includes multiple entrances for convenient access, several washrooms, and elevator service to the second floor, ensuring accessibility for clients and staff alike. With its flexible design and prime location, this property presents endless opportunities for investors or owner-occupiers.