



GRASSROOTS
REALTY GROUP

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2101 17 Avenue
Wainwright, Alberta

MLS # A2315845



\$1,100,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 7,750 sq.ft.
Zoning: M1

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: N/A	

Prime Mixed-Use Commercial Property – Wainwright, Alberta This exceptional commercial property presents a rare opportunity to acquire a highly functional mixed-use asset in the thriving business community of Wainwright, Alberta. Combining professional office space with substantial industrial capacity, the property offers a total of 7,750 square feet designed to accommodate a wide variety of commercial and industrial operations. The front portion of the building features approximately 1,750 square feet of professionally developed office space, thoughtfully configured with four private offices, a dedicated boardroom, and an efficient layout ideal for administration, client interaction, and day-to-day business operations. The office component provides a polished and welcoming environment that suits contractors, service companies, logistics operators, agricultural businesses, and a broad range of commercial users seeking both functionality and professionalism under one roof. Complementing the office area is an impressive 6,000-square-foot industrial shop measuring approximately 100 feet by 60 feet. The five-bay shop is built for productivity and versatility, offering ample room for equipment servicing, fleet maintenance, fabrication, warehousing, mechanical operations, or heavy-duty commercial use. Multiple overhead doors provide seamless access and workflow efficiency, while the expansive interior accommodates large vehicles, machinery, tools, and operational storage with ease. Designed with practicality and long-term utility in mind, the property offers excellent accessibility for commercial traffic and equipment movement, along with ample space for parking and yard use. Its strategic location within Wainwright's established commercial sector further enhances its appeal for owner-operators and investors alike. Whether

expanding an existing operation, relocating a growing business, or securing a high-performing commercial investment, this property delivers an outstanding combination of office sophistication and industrial capability in one complete package.