



**GRASSROOTS**  
REALTY GROUP

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1046 14 Avenue  
Wainwright, Alberta

MLS # A2319238



**\$1,090,000**

Division: Wainwright

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: NONE

Bus. Name: -

Size: 2,360 sq.ft.

Zoning: C3

Heating: See Remarks

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: -

Lot Feat: Level

Inclusions: N/A

NICE GAS STATION WITH CONVENIENCE STORE AND VACANT SPACE. THERE ARE A LOT OF POTENTIAL. DOUBLE WALL FIBER GLASS TANK INSTALLED IN 2007. YOU CAN PUT ONE MORE BUSINESS IN THE VACANT SPACE, WHICH IS FORMER RESTAURANT. THERE IS STILL KITCHEN.