



GRASSROOTS
REALTY GROUP

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918 4 Avenue
Wainwright, Alberta

MLS # A2333165



\$349,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,000 sq.ft.
Zoning: R3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Please enquire with listing agent		

Endless Opportunities! Whether you're looking to purchase the business and building or the building on its own, this is a unique commercial opportunity with outstanding potential. Offering approximately 5,000 sq. ft., this versatile property is well suited for community organizations, clubs, service groups, event hosting, private functions, or a wide range of commercial uses. The spacious main level features an open-concept hall ideal for gatherings, meetings, and events, while the lower level offers ample storage space along with living quarters for added flexibility. With its adaptable layout and numerous possibilities, this property is ready for its next owner to bring their vision to life. The owner may also consider a trade.