# \$1,849,000 - 4720 40 Avenue, Wetaskiwin

MLS® #E4433167

## \$1,849,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Central Industrial Park, Wetaskiwin, AB

2.84 ACRES with 17,200 square feet of office, interior and exterior storage and shop space with numerous 14― high doors, some loading bays with 4' high docks. The space is demised into several larger sections ranging from 1,800 square feet to 5,400 square feet that could be leased to different tenants for different uses. In the past, a trucking company used the section with loading docks as a depot. There is 2,800i square feet of showroom space. There is a large parking lot and a section of the lot is cordoned off with chain link fence for secure storage. There is lots of opportunity to lease the different spaces to complimentary businesses with shared customers to create a "one stop experience.― This building has been carefully maintained over the years with LED lighting (2016), commercial door openers, sprinkler system and a new roof in 2016. This is a clean building that shows very well.

Built in 2000

### **Essential Information**

MLS® # E4433167 Price \$1,849,000

Bathrooms 0.00 Acres 0.00 Year Built 2000







Type Industrial
Status Active

## **Community Information**

Address 4720 40 Avenue

Area Wetaskiwin

Subdivision Central Industrial Park

City Wetaskiwin
County ALBERTA

Province AB

Postal Code T9A 0A2

### **Exterior**

Exterior Concrete, Wood Frame, Metal Construction Concrete, Wood Frame, Metal

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 201

Zoning Zone 80

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Listing information last updated on November 1st, 2025 at 10:02pm MDT