

## \$800,000 - 6001 47 Avenue, Wetaskiwin

MLS® #E4386756

**\$800,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

This well-maintained commercial property offers 4,000 sq. ft. of office space combined with an attached warehouse, featuring a loading door, multiple offices, and retail reception. Located on the border of the Municipal Airport, it's poised for growth as the airport expands. The property includes two additional warehouses: Warehouse 1 (2,400 sq. ft.) with two overhead doors, heat, power, and a concrete floor; and Warehouse 2 (3,840 sq. ft.) with heat, power, and a concrete floor, plus a 10'x12' overhead door. All buildings are metal-clad with metal roofing for durability. The property is partially fenced, with paved and gravel base parking/storage. Zoned Direct Control, providing flexibility for various business types. Great access to major roads, highways, and the city center. A rare opportunity in a high-growth area with pride of ownership evident throughout. Multiple Tenants is possible.

Built in 1979

### Essential Information

MLS® #	E4386756
Price	\$800,000
Bathrooms	0.00
Acres	0.00
Year Built	1979



Type	Retail
Status	Active

### Community Information

Address	6001 47 Avenue
Area	Wetaskiwin
Subdivision	Annexation - 92
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3S1

### Exterior

Exterior	Steel Frame, See Remarks
Construction	Steel Frame, See Remarks

### Additional Information

Date Listed	May 10th, 2024
Days on Market	343
Zoning	Zone 80

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Listing information last updated on April 18th, 2025 at 4:17pm MDT