

1046 14 Avenue  
Wainwright, Alberta

MLS # A2140535



**\$1,050,000**

**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.