

## \$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 | 442            |
| Zoning         | Zone 80        |

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Listing information last updated on July 26th, 2025 at 5:47pm MDT