

\$750,000 - 5305 49 Street, Wetaskiwin

MLS® #E4455138

\$750,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

City Center North, Wetaskiwin, AB

For Sale â€” 9,100 sq ft multi-bay commercial building in high-visibility location on a truck route in Wetaskiwin, AB. Features 4 independent bays: Bay #1 (4,760 sq ft) with retail, 4 offices, 12' ceilings, 10'x14' OHD, and 2pc bath; Bay #2 (1,920 sq ft) and Bay #3 (1,920 sq ft) with 16' ceilings, 20'x16' OHDs, radiant heat, offices, storage, and bathrooms; Bay #4 (486 sq ft) finished office space. All bays are self-contained and can be combined via a common area. Current tenants include a heavy-duty truck repair shop, taxi office & repair, fire suppression company, and electrical contractor. All leases are all-inclusive, and tenants are open to short or long-term lease terms. Block construction with ongoing upgrades. Located 35 minutes south of Edmonton, Wetaskiwin offers lower taxes, skilled labor, and strong transportation access. A turnkey investment or owner-user opportunity with income in place. Great Investment Opportunity!

Built in 1975

Essential Information

MLS® #	E4455138
Price	\$750,000
Bathrooms	0.00
Acres	0.00



Year Built	1975
Type	Office
Status	Active

Community Information

Address	5305 49 Street
Area	Wetaskiwin
Subdivision	City Center North
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1J1

Exterior

Exterior	Block, See Remarks
Roof	Mixed, See Remarks
Construction	Block, See Remarks

Additional Information

Date Listed	August 28th, 2025
Days on Market	20
Zoning	Zone 80

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Listing information last updated on September 17th, 2025 at 9:02pm MDT