

\$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 | 449 |
| Zoning | Zone 80 |

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Listing information last updated on August 1st, 2025 at 11:02pm MDT