

**1009 1 Avenue
Wainwright, Alberta**

MLS # A2284052

\$300,000



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,633 sq.ft.

Zoning: C2

Heating: Boiler, Floor Furnace, Forced Air, Hot Water, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel, Flat

Utilities: -

Exterior: Stucco, Wood Siding

Parking: -

Water: -

Lot Size: 1.22 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover a unique investment with this 2 storey rooming house, formerly a CN bunkhouse, located on the south side of Wainwright. Situated on an expansive 100 ft X 531.5 ft parcel of land, this substantial property offers 49 individual rooms on two levels, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, and ample storage facilities. The third level houses a forced-air furnace and air conditioning system. The lower level provides laundry facilities, two TV lounges, a secure locker storage area, an on-site office, and a self-contained, two-bedroom manager's suite. With its size, layout, and existing infrastructure, this property presents excellent potential for continued use as a rooming house or reimagined for alternative residential, commercial purposes. An ideal facility for crews completely construction projects in the area. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.