

## \$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 | 53                |
| Zoning         | Zone 80           |

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Listing information last updated on October 20th, 2025 at 7:47pm MDT