

\$899,900 - 5406 46 Street, St. Paul Town

MLS® #E4455229

\$899,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

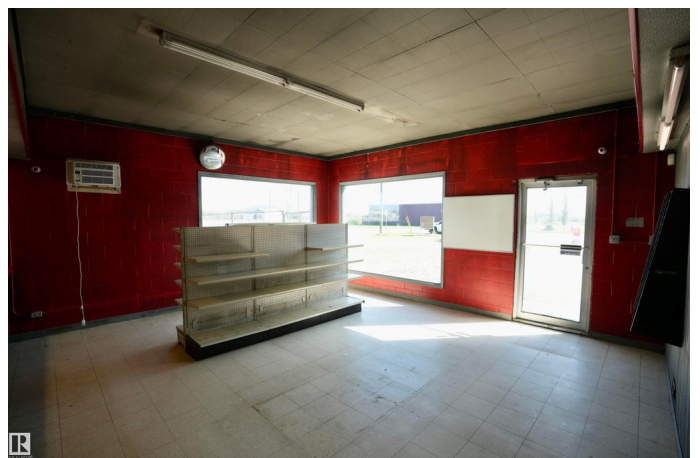
St. Paul Town, St. Paul Town, AB

Commercial/Industrial Opportunity! This versatile property spans over 2 acres over two lots, offering ample room to expand & grow your business. The main storefront features a welcoming reception area, multiple offices, a convenient parts counter, storage, and two washrooms. Upstairs, a 600 sq. ft. mezzanine provides additional storage or a staff room. The highlight is the massive 82x70 shop with a 16 ft overhead door, durable concrete floors, and 220 amp power - perfect for heavy-duty operations. A covered outdoor work area expands functionality, while the fully fenced yard at the back is ideal for storage or display. Recent updates include a newer metal roof, and the property is fully serviced with town utilities. Additional lots are available (MLS E4455226) to further support future growth. Whether you're in agriculture, mechanics, or looking to scale an existing operation, this property delivers space, functionality, and unlimited potential. The possibilities for your expanding business are endless!

Built in 1973

Essential Information

MLS® #	E4455229
Price	\$899,900
Bathrooms	0.00



Acres	0.00
Year Built	1973
Type	Industrial
Status	Active

Community Information

Address	5406 46 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A2

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	August 28th, 2025
Days on Market	4
Zoning	Zone 60

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Listing information last updated on September 1st, 2025 at 3:02pm MDT