

# **\$325,000 - 320 10 Street, Wainwright**

MLS® #A2156190

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Wainwright, Wainwright, Alberta

**\*\*Charming Historical Commercial Building in  
Wainwright, Alberta\*\***

Step into a piece of Wainwright's rich history with this designated historical building, now available for sale. Situated in the heart of the town, this property is not only a landmark but also a prime investment opportunity.

The main level is home to a well-established retail tenant, providing immediate income potential for the new owner. The building's historic charm has been meticulously preserved, offering a unique storefront that attracts both locals and visitors alike.

Upstairs, you'll find a beautifully renovated two-bedroom suite. Over the years, thoughtful upgrades have been made, blending modern comforts with the building's original character. The suite comes fully equipped with a fridge, stove, washer, and dryer, making it an ideal living space for tenants or even the building's new owner.

Whether you're looking to invest in a piece of Wainwright's history, generate rental income, or both, this property offers endless possibilities. Don't miss your chance to own a part of this town's heritage.

Built in 1955

## **Essential Information**



|            |            |
|------------|------------|
| MLS® #     | A2156190   |
| Price      | \$325,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1955       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 320 10 Street              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1P6                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### Exterior

|              |                    |
|--------------|--------------------|
| Roof         | Flat, Tar/Gravel   |
| Construction | Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2024 |
| Days on Market | 256              |
| Zoning         | C1               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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