



5204 49 Street Wetaskiwin AB

\$399,900

Welcome to this 3,200 Square Foot Beauty of a building in Wetaskiwin, with a CELL PHONE TOWER WITH A LONG TERM LEASE! This will pay for many of your expenses all by itself. Currently set up as a woodworking shop and has been for nearly 20 years. It is ready for a new owner to do with it as they please! Walk into the shop and immediately notice how BIG the space feels. With hardwood floors throughout, and all the tools you'll need. This building has had numerous upgrades over the years, featuring a high efficiency furnace, a newer HWT and a metal roof that'll be good for decades. Not to mention it's got many usable rooms, currently a 16x12 office. A 12x12 break room, a bathroom, a fully set up painting room set up and vented properly. A number of storage spaces, one with a huge air compressor. As well as a 8x8 garage door on the north side of the building! There's not much more to say! With great visibility on the east side of the tracks, it's perfectly set up for a new owner to make it their own!

Listing Presented By:



Originally Listed by:
RE/MAX Elite

parkerparker@remax.net

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca