# \$350,000 - 1009 1 Avenue, Wainwright

MLS® #A2226156

## \$350,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Wainwright, Alberta

Discover a unique investment opportunity with this two-story rooming house, formerly a CN bunkhouse, on the south side of Wainwright. Situated on an expansive 100 ft X 566 ft parcel of land, this substantial property includes 49 individual rooms on 2 floors, each designed to accommodate tenants comfortably. Centrally located on each floor are shared washroom facilities, along with ample storage space. The third level houses a forced-air furnace and air conditioning system, ensuring consistent climate control for added tenant comfort. The lower level is thoughtfully designed with a communal kitchen, laundry facilities, 2 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 or commercial purposes. A rare opportunity for savvy investors looking to tap into Wainwright's rental market.

Built in 1975

#### **Essential Information**

MLS® # A2226156 Price \$350,000

Bathrooms 0.00
Acres 0.00
Year Built 1975







Type Commercial

Sub-Type Mixed Use Status Active

### **Community Information**

Address 1009 1 Avenue

Subdivision NONE

City Wainwright

County Wainwright No. 61, M.D. of

Province Alberta

Postal Code T9W 1S5

Interior

Heating Boiler, Forced Air, Natural Gas

Cooling Central Air, Partial

**Exterior** 

Roof Tar/Gravel

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 159

Zoning C2

### **Listing Details**

Listing Office COLDWELLBANKER HOMETOWN REALTY

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