

# \$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	37
Zoning	C2

### Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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