

\$800,000 - 6001 47 Avenue, Wetaskiwin

MLS® #E4386756

\$800,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

This well-maintained commercial property offers 4,000 sq. ft. of office space combined with an attached warehouse, featuring a loading door, multiple offices, and retail reception. Located on the border of the Municipal Airport, it's poised for growth as the airport expands. The property includes two additional warehouses: Warehouse 1 (2,400 sq. ft.) with two overhead doors, heat, power, and a concrete floor; and Warehouse 2 (3,840 sq. ft.) with heat, power, and a concrete floor, plus a 10'x12' overhead door. All buildings are metal-clad with metal roofing for durability. The property is partially fenced, with paved and gravel base parking/storage. Zoned Direct Control, providing flexibility for various business types. Great access to major roads, highways, and the city center. A rare opportunity in a high-growth area with pride of ownership evident throughout. Multiple Tenants is possible.

Built in 1979

Essential Information

MLS® #	E4386756
Price	\$800,000
Bathrooms	0.00
Acres	0.00
Year Built	1979



Type	Retail
Status	Active

Community Information

Address	6001 47 Avenue
Area	Wetaskiwin
Subdivision	Annexation - 92
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3S1

Exterior

Exterior	Steel Frame, See Remarks
Construction	Steel Frame, See Remarks

Additional Information

Date Listed	May 10th, 2024
Days on Market	505
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 27th, 2025 at 8:17am MDT