

RETAIL FOR SALE:

**4519 56 STREET,
WETASKIWIN, AB, T9A 1V5**



**PRICE
REDUCTION**

~~\$325,000~~

\$295,000

Prime Commercial Space

An excellent opportunity to acquire a mixed-use asset with strong frontage on Wetaskiwin's Iconic Auto-Mile! High-traffic location.

BEN YOVEL
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780-885-1919
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exp
COMMERCIAL

Property Overview

Discover this exceptional 3,983 sq. ft. commercial property, strategically located on Wetaskiwin's bustling Auto-Mile. With high visibility and versatile zoning, it's an ideal opportunity for businesses seeking growth in a prime location.

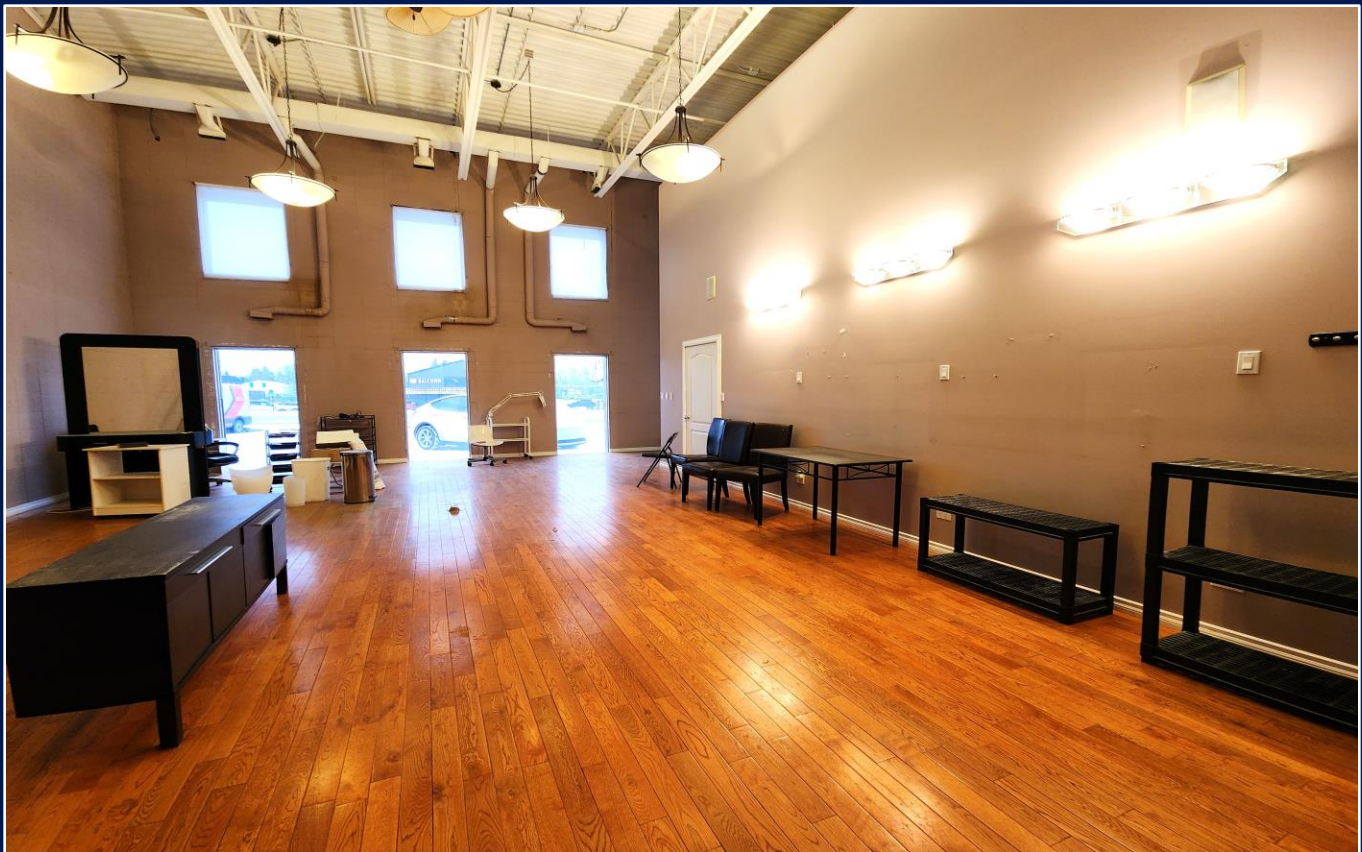
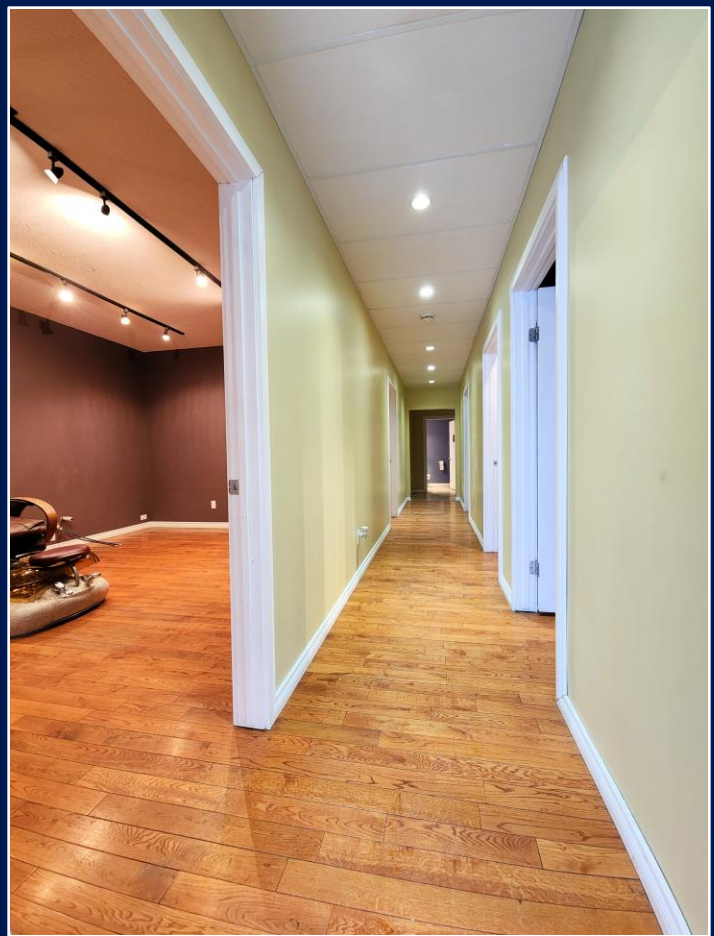
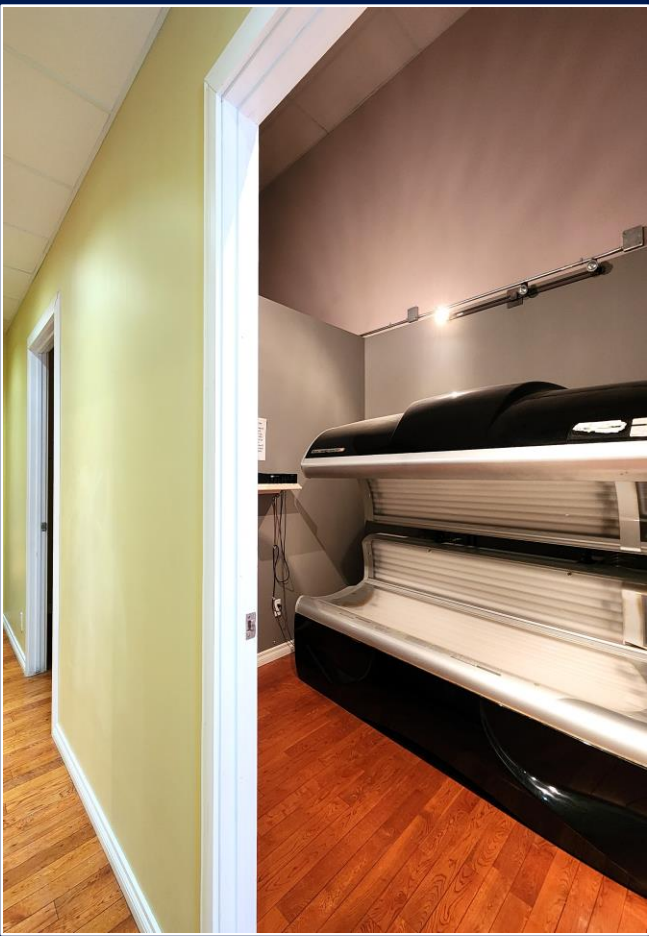
Key Features

- Total Size: 3,983 sq. Ft.
- Main Floor: 2,522 sq. ft. of light-filled, turnkey space ready for immediate use.
- Second Floor: Fully finished, offering additional room for expansion, offices, or custom configurations.
- Former Use: Thriving spa and beauty salon, complete with adaptable plumbing and infrastructure to minimize renovation costs.
- Parking: Ample on-site parking for customers and staff.
- Zoning: Flexible C3 Highway Commercial, suitable for retail, offices, wellness centers, professional services, and more.
- Location Benefits: Positioned on one of Wetaskiwin's most recognized corridors, ensuring maximum exposure and foot traffic.

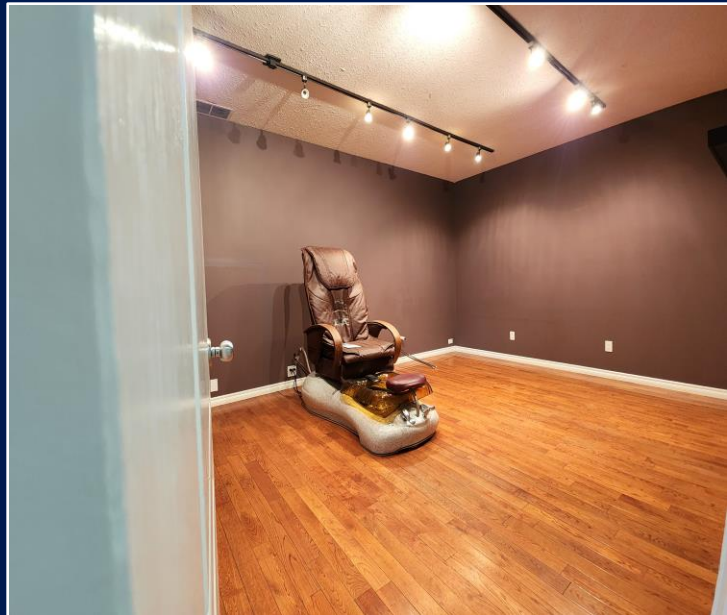
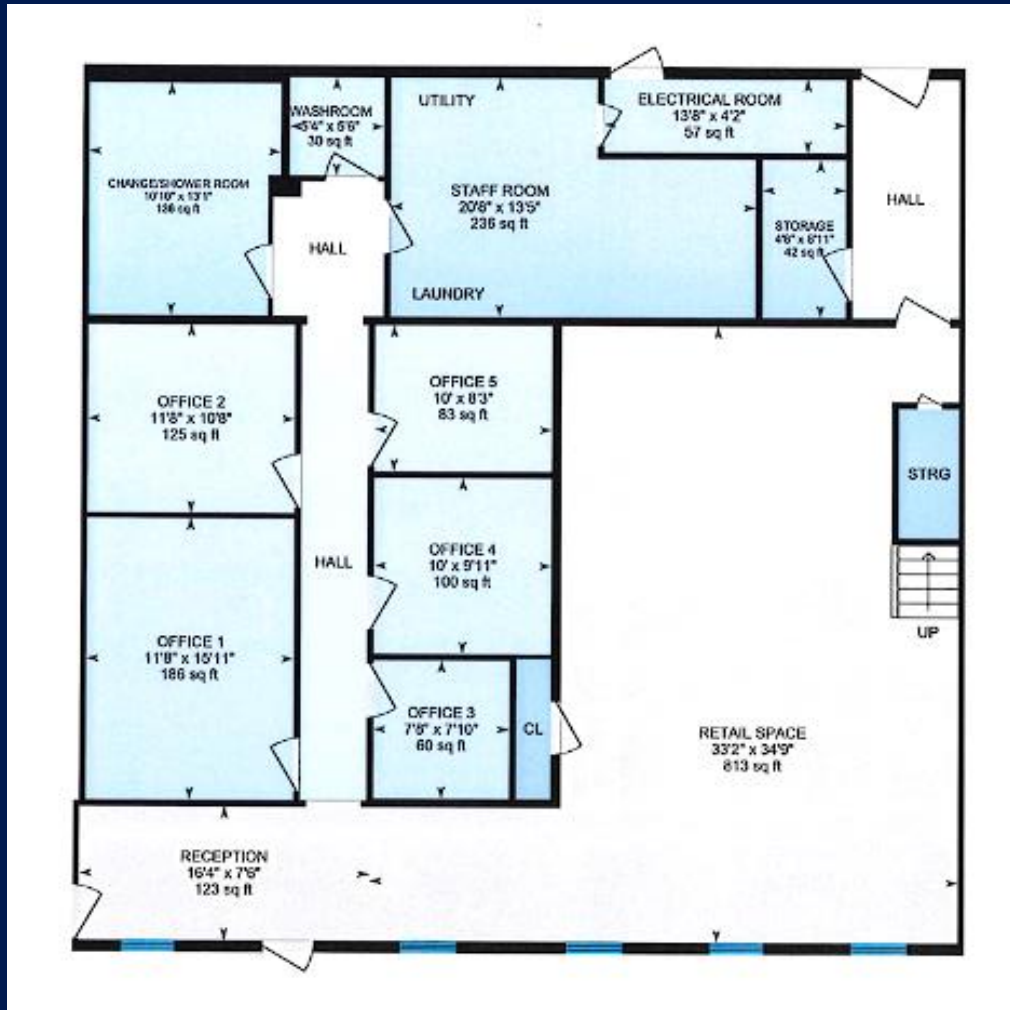


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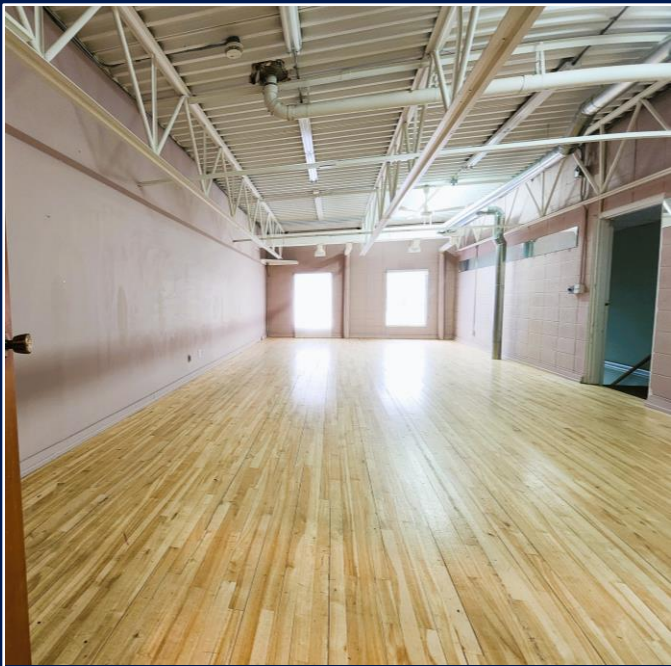
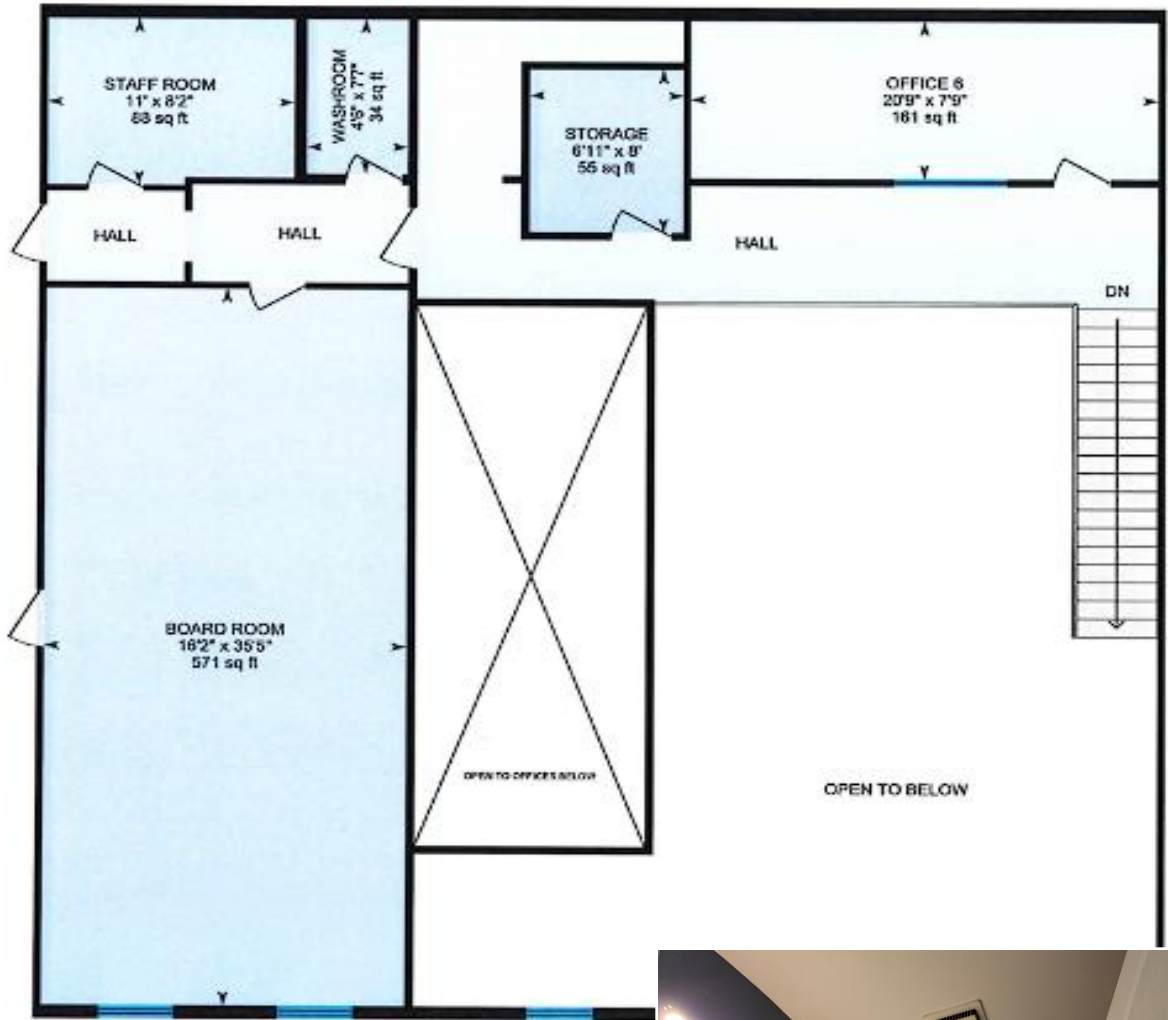
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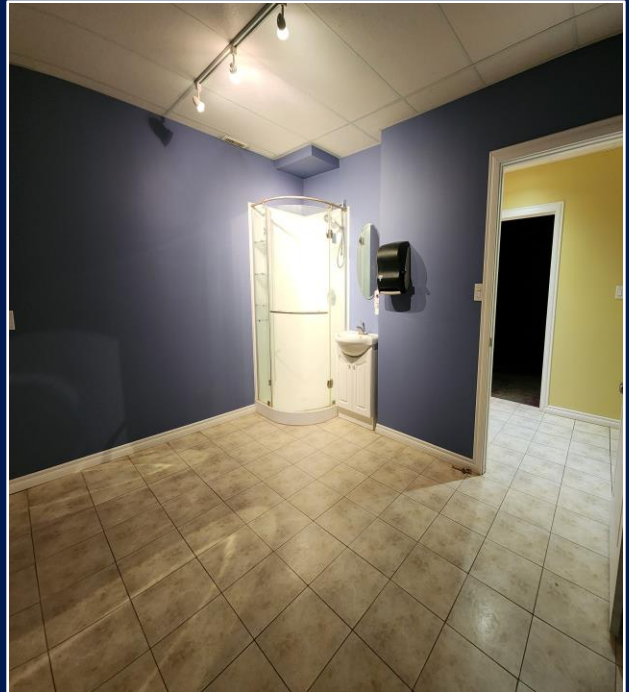
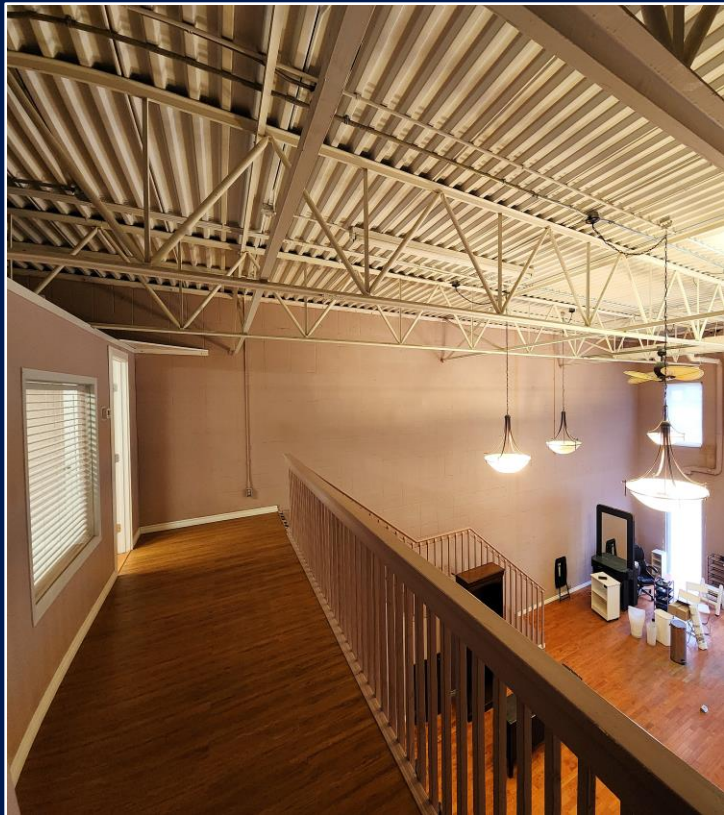
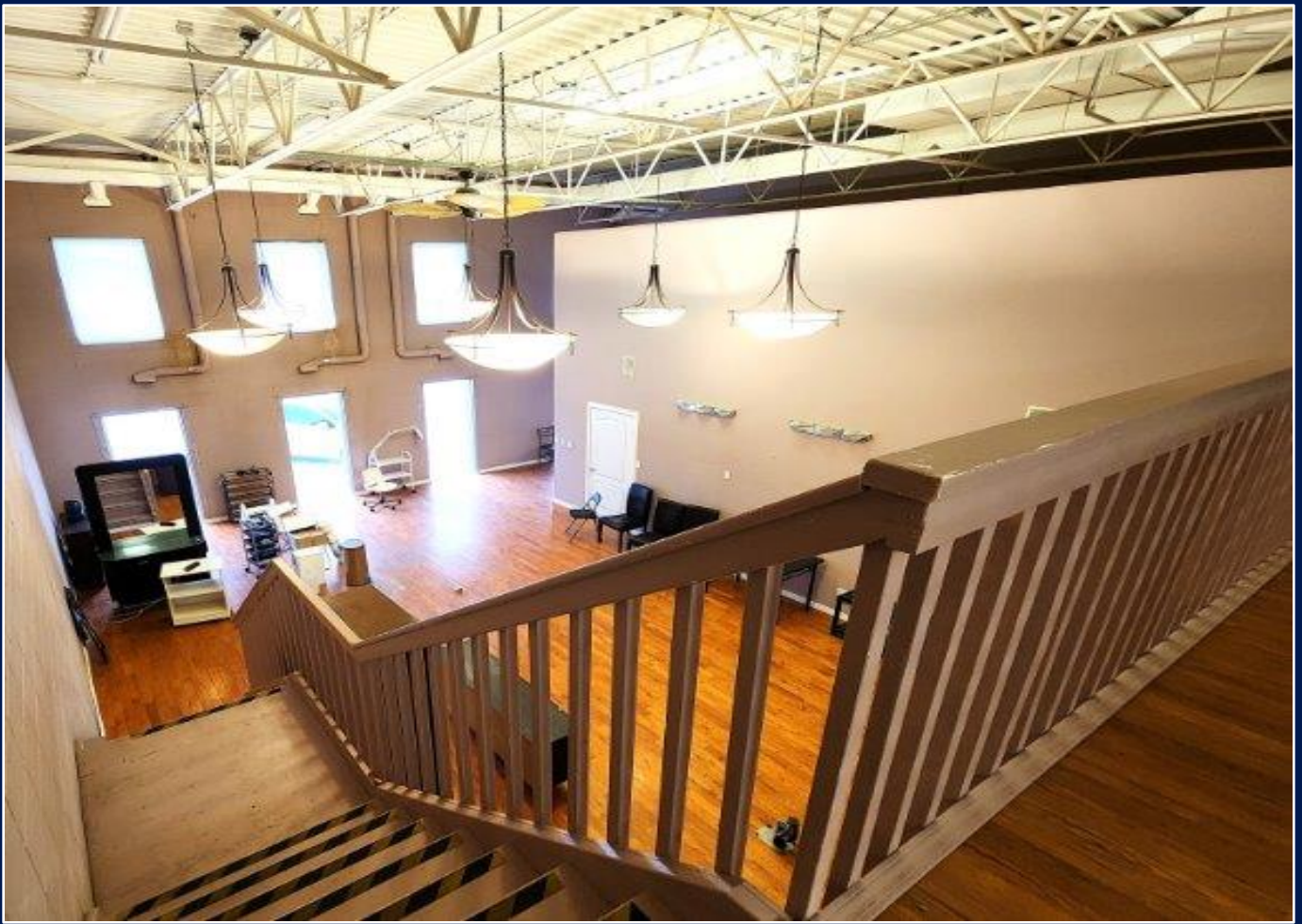


FLOOR PLAN – Main Floor



FLOOR PLANS – 2nd Floor





LOCATION



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