

\$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	14
Zoning	C2

Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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