

# \$144,900 - 733 9 Avenue, Wainwright

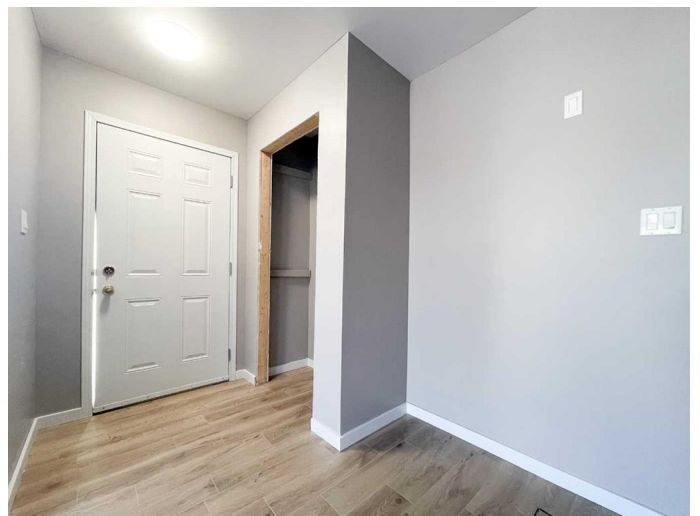
MLS® #A2176429

**\$144,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.16 Acres

NONE, Wainwright, Alberta

Introducing an incredible opportunity for entrepreneurs and investors alike! This spacious lot comes with a 24x36 garage that has immense potential for a possible home-based business. If you've been dreaming of starting your own venture, this is the perfect place to make it a reality! The garage offers a multitude of possibilities, featuring an office space, a generously sized showroom, a functional kitchen, and a convenient 4pc bathroom. Vinyl plank flooring throughout gives the space a sleek and contemporary look while ensuring easy maintenance. This garage has forced air heating on the office space guaranteeing comfortable temperatures all year round and the garage section, measuring 12x24, offers ample space for parking, storage or workspace. Furthermore, it is equipped with overhead heating & plumbing that has been installed for future in-floor heating, allowing for even more flexibility in configuring the space according to your needs. Another remarkable aspect of this lot is its zoning classification, R2. This zoning permits the potential for a duplex on this 50x140 lot, adding a valuable investment opportunity to the equation, making this offering even more appealing. With its versatile garage space, conducive to a potential home based business, and the potential for a duplex development, this lot presents an array of possibilities for entrepreneurs and investors alike. Don't miss out on the chance to explore the potential and



seize this exceptional opportunity!

**Essential Information**

MLS® #	A2176429
Price	\$144,900
Bathrooms	0.00
Acres	0.16
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	733 9 Avenue
Subdivision	NONE
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1H7

**Additional Information**

Date Listed	October 30th, 2024
Days on Market	198
Zoning	R2

**Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.