

# \$275,000 - 320 10 Street, Wainwright

MLS® #A2261683

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Wainwright, Wainwright, Alberta

Invest with confidence in this prime mixed-use property located in the center of Wainwright's bustling downtown. With a strong tenant in place on the main level, this building delivers immediate, reliable income and long-term stability. The storefront enjoys excellent visibility and steady pedestrian traffic, making it a sought-after location for businesses. Above the retail space, a renovated two-bedroom residential suite enhances the property's cash flow potential. Equipped with modern appliances and updated finishes, the suite offers flexible options to continue generating steady rental income or house an on-site manager/owner. This property combines historic charm with updated functionality, giving it strong appeal to tenants while preserving long-term value. Investors will appreciate the diversified income streams, central location, and low vacancy risk in a supportive, growing community. Seize this opportunity to add a proven, income-producing asset to your portfolio in one of Wainwright's most recognizable and desirable commercial properties.

Built in 1955

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2261683  |
| Price     | \$275,000 |
| Bathrooms | 0.00      |



|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 1955       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 320 10 Street              |
| Subdivision | Wainwright                 |
| City        | Wainwright                 |
| County      | Wainwright No. 61, M.D. of |
| Province    | Alberta                    |
| Postal Code | T9W 1P6                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 16                |
| Zoning         | C1                |

### Listing Details

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

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