# \$1,000,000 - 521 14 Avenue, Wainwright

MLS® #E4451036

### \$1,000,000

0 Bedroom, 0.00 Bathroom, Business with Property on 0.00 Acres

Wainwright, Wainwright, AB

Located at the entrance of a welcoming town, this high-visibility property offers unbeatable exposure and easy highway on 14 access. This well-maintained, fully operational gas station includes a convenience store and a dine-in restaurantâ€"an ideal setup for both locals and travelers alike. The spacious layout provides ample parking and a cozy dining atmosphere, ensuring customer comfort and convenience. Positioned in a strategic location with steady traffic flow and minimal competition in the area, this business presents an exceptional investment opportunity. Recent upgrades, reliable sales, and zoning flexibility add further value. Whether you're looking to run a family operation or expand your portfolio, this property delivers both charm and profit potential.



### **Essential Information**

MLS® # E4451036 Price \$1,000,000

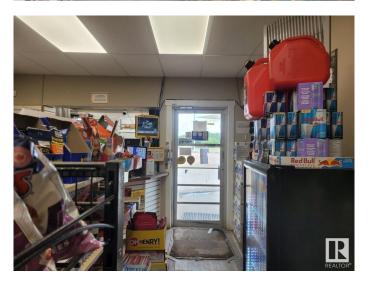
Bathrooms 0.00 Acres 0.00 Year Built 1958

Type Business with Property

Status Active







## **Community Information**

Address 521 14 Avenue

Area Wainwright
Subdivision Wainwright
City Wainwright
County ALBERTA

Province AB

Postal Code T9W 1B3

### **Exterior**

Exterior Concrete, Wood Frame
Construction Concrete, Wood Frame

### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 78

Zoning Zone 80

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Listing information last updated on October 19th, 2025 at 9:17am MDT