

\$475,000 - 4813 50 Avenue, Wetaskiwin

MLS® #E4432124

\$475,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

City Center South, Wetaskiwin, AB

Turnkey Thrift Store & Mixed-Use Property in Wetaskiwin Excellent opportunity to own a thriving thrift store at 4813 Ave, located on a highly visible main street in the heart of Wetaskiwin. This 3,216.91 sq ft retail space features a unique and profitable business model—purchasing clothing by the bag and reselling a wide range of thrifted inventory. A popular spot for locals and budget-conscious shoppers alike, this business sees consistent foot traffic. Above the store is a spacious 1,321 sq ft two-bedroom suite, ideal for on-site owner use. The property offers ample parking for both customers and staff. Situated in a growing community of approximately 12,000, Wetaskiwin provides a supportive, low-cost environment for small businesses. Strategically located between Edmonton and Red Deer, this is an excellent opportunity for investors or owner-operators looking to step into an established, turn-key business.

Built in 1915

Essential Information

| | |
|------------|-----------|
| MLS® # | E4432124 |
| Price | \$475,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1915 |



| | |
|--------|--------|
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4813 50 Avenue |
| Area | Wetaskiwin |
| Subdivision | City Center South |
| City | Wetaskiwin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 0S1 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 6 |
| Zoning | Zone 80 |

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Listing information last updated on April 28th, 2025 at 1:02pm MDT