

## \$475,000 - 4813 50 Avenue, Wetaskiwin

MLS® #E4432124

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

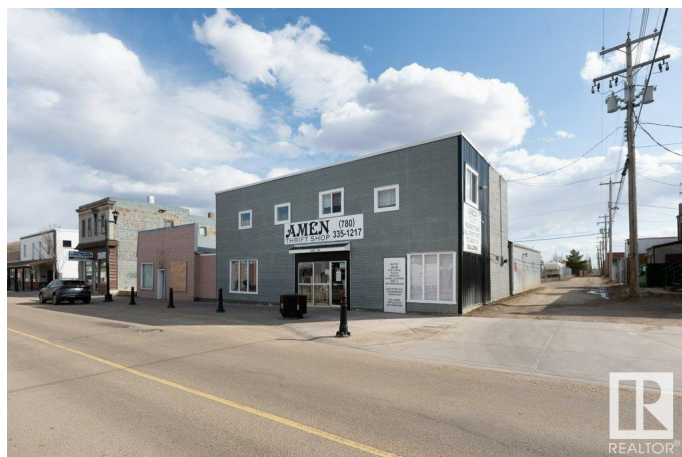
City Center South, Wetaskiwin, AB

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	101
Zoning	Zone 80

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Listing information last updated on August 1st, 2025 at 12:17pm MDT