

# \$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 restaurant—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.

Built in 1958

## 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	1
Zoning	Zone 80

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Listing information last updated on August 3rd, 2025 at 1:18pm MDT