

## \$0 - 4331 Hwy 16, Wabamun

MLS® #E4417387

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Wabamun, Wabamun, AB

An exceptional leasing opportunity awaits in a high-traffic location! This 2,900 sq. ft. unit is approved for cannabis and liquor use and can be demised into 2 units, making it ideal for businesses in these industries. Positioned adjacent to major brands like KFC, Burger King, and Shell Gas Station, this space guarantees excellent visibility and foot traffic.



Built in 2022

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4417387 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2022     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 4331 Hwy 16 |
| Area        | Wabamun     |
| Subdivision | Wabamun     |
| City        | Wabamun     |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0E 2K0     |

### Exterior

|              |                         |
|--------------|-------------------------|
| Exterior     | Wood Frame, Steel Frame |
| Construction | Wood Frame, Steel Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2025 |
| Days on Market | 124               |
| Zoning         | Zone 93           |

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Listing information last updated on May 10th, 2025 at 5:17am MDT