

## \$80,000 - 72 Wheatland Avenue, Smoky Lake Town

MLS® #E4372113

**\$80,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Located in the centre of the Town of Smoky Lake on the busy main street, this 1280 sq ft and an additional 1170 sq ft space offers prime space, which would be great for development of any kind. Ideal investment opportunity boasting a deep lot with a back alley for rear access. Currently being used as a denturist clinic. Could be a beautiful Coffee Shop with boutique, craft shop - let your imagination run wild. Smoky Lake is a rapidly-growing community just hours away from Edmonton and Ft. McMurray. Be ready for Smoky Lake's growth.

Built in 1942

### Essential Information

MLS® #	E4372113
Price	\$80,000
Bathrooms	0.00
Acres	0.00
Year Built	1942
Type	Office
Status	Active

### Community Information

Address	72 Wheatland Avenue
Area	Smoky Lake Town
Subdivision	Smoky Lake Town



City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0C 3C0

### Exterior

Exterior	Concrete, Wood Frame, Metal
Construction	Concrete, Wood Frame, Metal

### Additional Information

Date Listed	February 2nd, 2024
Days on Market	450
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 4:17pm MDT