

FOR SALE

\$499,900



TONY'S PIZZA & OTTOMA OASIS

201 10th Street, Wainwright, Alberta

Property Highlights

A well-maintained building built in 1996 in a prime Main Street location, home to a long-standing Mediterranean and pizza restaurant in the Town of Wainwright.

This vibrant community has a population of over 6,600, including approximately 250 permanent Army personnel and their families. The business offers both dine-in seating and take-out service, the latter introduced during the COVID-19 pandemic. The fully equipped kitchen supports a licensed restaurant operation.

Upstairs, the spacious 1,922 sq. ft. living quarters include two bedrooms, a large living room, a cozy sitting area, full bathroom, laundry area, and a generous kitchen with ample cabinetry and a charming dining nook. This property provides an excellent opportunity for affordable living combined with a successful business—ideal for a family or business partners.

Over the past two years, the current owner has made several upgrades, including the installation of commercial coolers for M&M Food Sales, which has proven extremely popular.



[Business FB Page](#)



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TOWN OF WAINWRIGHT



DEMOGRAPHICS

201 10th Street, Wainwright, Alberta

Located just off the heart of 10 Street in Wainwright, this property sits in a well-established and highly visible area. Surrounded by a mix of residential neighbourhoods and local amenities, the location benefits from steady vehicle and foot traffic throughout the day.

The property offers convenient access with direct entry from 10 Street, making it easily reachable for both locals and visitors to the area.



POPULATION
6,908
Wainwright Area



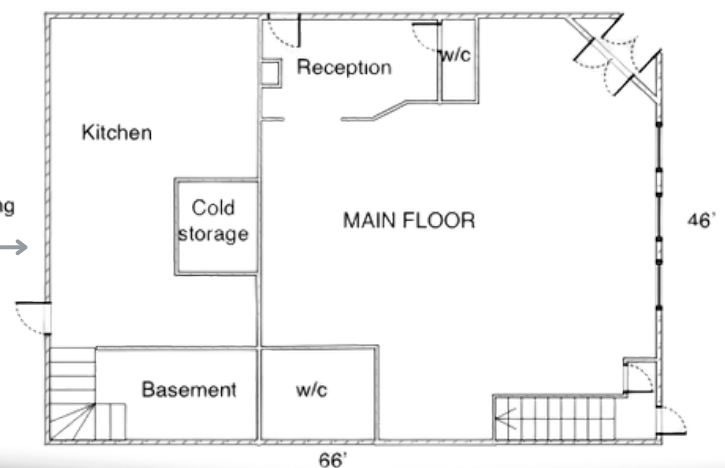
COMMUTE
87.9%
By Car



HOUSING
Owner: 62.6%
Renter: 37.4%

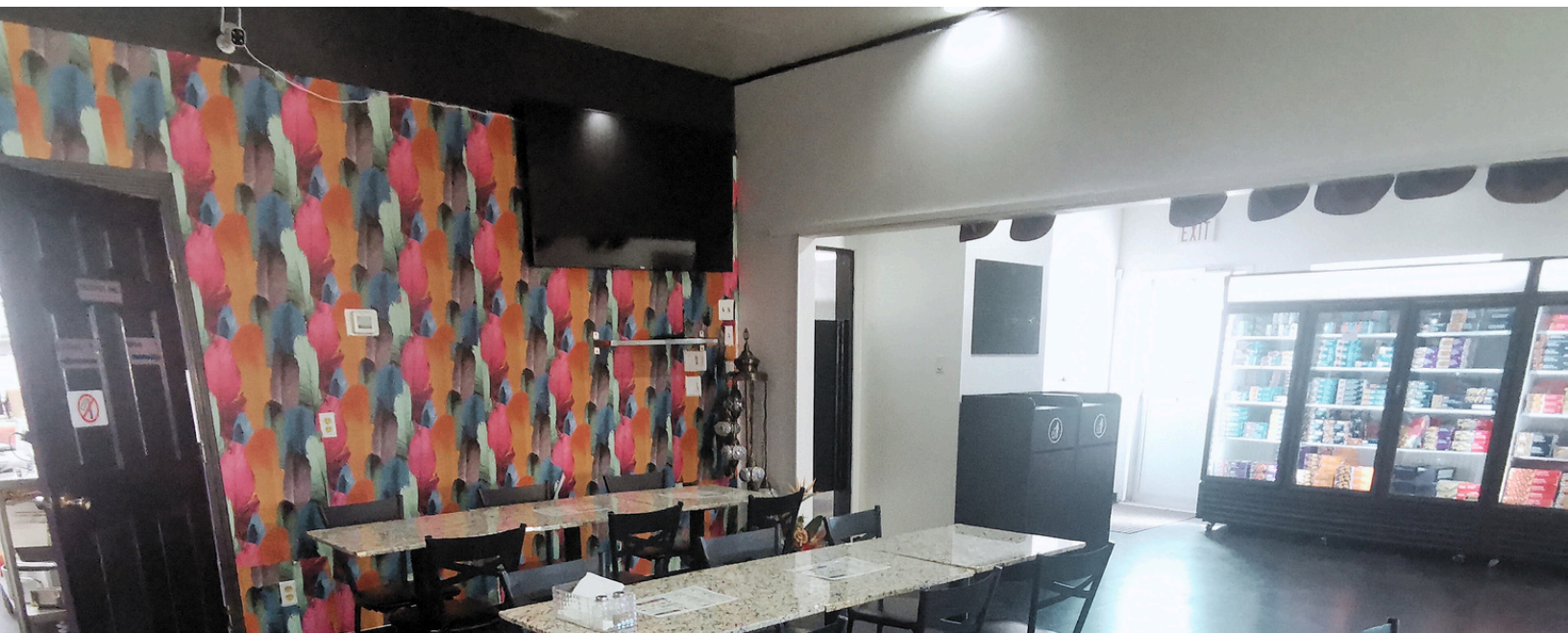
BUILDING INFORMATION

Building Size	Main: 46 FT x 66 FT, 6.5 FT Corner Cutoff (\pm 3,015 SF) Second Floor: 46 FT x 42.25 FT, 6.5 Corner Cutoff (\pm 1,922 SF) Total: \pm 4,937 SF
Foundation	The rear portion of the building sits on a concrete foundation, while the remainder is supported by a concrete grade beam.
Walls	The building is constructed with concrete block, finished with stucco, and features a steel mansard roof.
Roof	The building has a flat wood roof with built-up tar and gravel, topped with membrane roofing and spray foam insulation added in 2017.
Exterior	Stucco with steel mansard.
Windows	The building features glass window wall units with aluminum sash, and a steel passageway at the rear.
Second Floor	The property was converted into a two-bedroom apartment in 2001, featuring a kitchen, two bedrooms, a 4-piece bathroom, laundry area, a spacious living room, and two staircases. It was fully updated in 2010.
Heating & Cooling	The property is equipped with natural gas-fired forced air furnaces and central air conditioning units.
Electrical	The property is equipped with 240 volts, 200 amps, single-phase electrical service.



PROPERTY INFORMATION

Legal	Plan 6445v, Block 8, Lot 1&2
Site Size	Lot 1&2, 50 FT x 130 FT (± 6,500 SF)
Zoning Classification	C1 - Central Commercial District
Building Size	4,937 SF, 1.5 Story Free Standing Commercial Building
Year Built	1996
Type	This one-and-a-half-story property operates as a full-service restaurant, featuring M&M Food Sales. The second level offers comfortable living accommodations, while the full basement provides ample storage space.







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