\$899,900 - 5406 46 Street, St. Paul Town

MLS® #E4455229

\$899,900

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Commercial/Industrial Opportunity! This versatile property spans over 2 acres over two lots, offering ample room to expand & grow your business. The main storefront features a welcoming reception area, multiple offices, a convenient parts counter, storage, and two washrooms. Upstairs, a 600 sq. ft. mezzanine provides additional storage or a staff room. The highlight is the massive 82x70 shop with a 16 ft overhead door, durable concrete floors, and 220 amp power - perfect for heavy-duty operations. A covered outdoor work area expands functionality, while the fully fenced yard at the back is ideal for storage or display. Recent updates include a newer metal roof, and the property is fully serviced with town utilities. Additional lots are available (MLS E4455226) to further support future growth. Whether you're in agriculture, mechanics, or looking to scale an existing operation, this property delivers space, functionality, and unlimited potential. The possibilities for your expanding business are endless!

Built in 1973

Essential Information

MLS® # E4455229 Price \$899,900

Bathrooms 0.00







Acres 0.00 Year Built 1973

Type Industrial

Status Active

Community Information

Address 5406 46 Street
Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town

County ALBERTA

Province AB

Postal Code T0A 3A2

Exterior

Exterior Mixed Construction Mixed

Additional Information

Date Listed August 28th, 2025

Days on Market 49

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 7:17am MDT