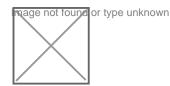


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3419 33 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWhitecourt, Alberta

Listing ID: 27457

MLS ID: A1116999

\$2,500,000



AMANDA STANCHFIELD

2 (780) 262-0550

RE/MAX ADVANTAGE (WHITECOURT)

2 780-778-6678

3419 33 Street , Whitecourt , Alberta T7S 1X4

Transaction Type Title Days On Market

For Sale Fee Simple 1400

ZoningSubdivisionBuilding TypeM-1NONEMixed Use

Year BuiltStructure TypeProperty Type2005IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0226871 17000.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1579.34 119354 2.74

Construction Type Foundation Electric

Metal Frame Poured Concrete 200 Amp Service, Three Phase

Commercial Amenities

 Heating
 Compacted Yard, Floor Drain(s)/Grease
 Access to Property

 In Floor
 Trap(s), Kitchen, Lunchroom, Mezzanine, Outside
 Paved Road, Public

Storage,Parking-Extra

Restrictions Reports

None Known Building Plans, RPR

This shop is for sale with 17,000 square foot leased out. The shop was built in 2005, completely fenced and set up for multiple tenants. Plenty of space for trucks, lots of parking. Set up for multiple tenants to have their own office and reception areas as well as shop space making this a great investment opportunity. Upgraded compressed foam walls and higher insulation throughout for a more energy efficient space. Great location up in the Whitecourt industrial park.

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