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3419 33 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
27457

MLS ID:
A1116999

\$2,500,000



 **AMANDA STANCHFIELD**
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 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 3419 33 Street , Whitecourt , Alberta T7S 1X4

Transaction Type For Sale	Title Fee Simple	Days On Market 1400
Zoning M-1	Subdivision NONE	Building Type Mixed Use
Year Built 2005	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0226871	Building Area (Sq. Ft.) 17000.00
Building Area (Sq. M.) 1579.34	Lot Size (Sq. Ft.) 119354	Lot Size (Acres) 2.74
Construction Type Metal Frame	Foundation Poured Concrete	Electric 200 Amp Service,Three Phase
Heating In Floor	Commercial Amenities Compacted Yard,Floor Drain(s)/Grease Trap(s),Kitchen,Lunchroom,Mezzanine,Outside Storage,Parking-Extra	Access to Property Paved Road,Public
Restrictions None Known	Reports 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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