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## 594058, 125B RANGE ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Whitecourt, Alberta

**Listing ID:**  
27466

**MLS ID:**  
A1145019

**\$3,400,000**



 **JIM RENNIE**  
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 RE/MAX ADVANTAGE (WHITECOURT)  
 780-778-6678

 594058, 125B Range Road , Whitecourt , Alberta T7S 0A1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1703	<b>Zoning</b> C
<b>Subdivision</b> NONE	<b>Nearest Town</b> Whitecourt	<b>Building Type</b> Mixed Use,Warehouse
<b>Year Built</b> 2014	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1424321	<b>Building Area (Sq. Ft.)</b> 17500.00
<b>Building Area (Sq. M.)</b> 1625.79	<b>Lot Size (Sq. Ft.)</b> 212137	<b>Lot Size (Acres)</b> 4.87
<b>Footprint (Sq. Ft.)</b> 20000	<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete,Slab	<b>Cooling</b> Other	<b>Heating</b> Exhaust Fan,Forced Air,Natural Gas
<b>Lot Features</b> Cleared,Corner Lot	<b>Commercial Amenities</b> Boardroom,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Lunchroom,Shower	<b>Access to Property</b> Public
<b>Restrictions</b> See Remarks	<b>Reports</b> Contracts	

Thinking about investing in commercial Real Estate, this is the one to look at! This shop is fully leased to a AAA renter for 5 years. Premium shop, metal construction with a total of 13 front offices plus reception, kitchen / lunch room, filing and a board room. Some furnishings available. Two end drive through wash bays and four more pull through bays and two middle bays. Fenced parking at the rear with power. Yard is gravel packed. Located in Woodlands Business Park, beside the Whitecourt Airport. This property is a great investment.

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