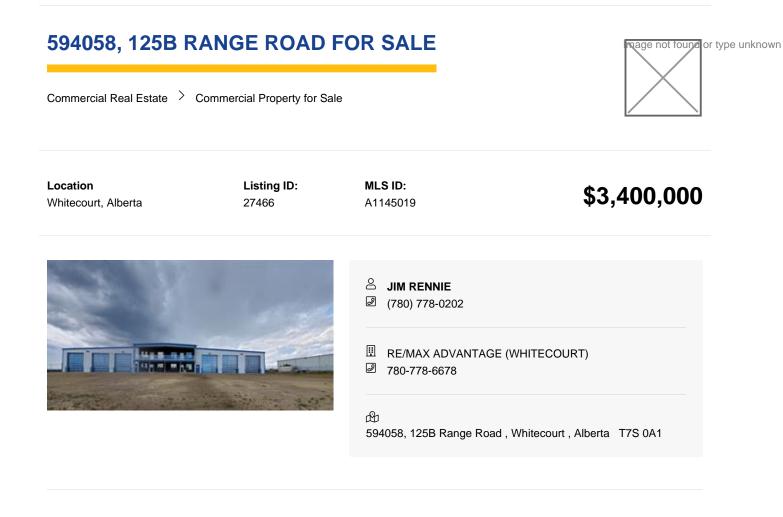


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Transaction Type For Sale

Subdivision NONE

Year Built 2014

Property Sub Type Industrial

Building Area (Sq. M.) 1625.79

Footprint (Sq. Ft.) 20000

Foundation Poured Concrete,Slab

Lot Features Cleared,Corner Lot

Restrictions See Remarks Days On Market 1454

Nearest Town Whitecourt

Structure Type Industrial

Legal Plan 1424321

Lot Size (Sq. Ft.) 212137

Construction Type Metal Frame

Cooling Other

**Commercial Amenities** Boardroom,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease

Drain(s)/Grease Trap(s),Lunchroom,Shower

Reports Contracts **Zoning** C

Building Type Mixed Use,Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 17500.00

Lot Size (Acres) 4.87

**Roof** Metal

Heating Exhaust Fan,Forced Air,Natural Gas

Access to Property Public

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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