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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



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■ RE/MAX ADVANTAGE (WHITECOURT)

**2** 780-778-6678

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

**Transaction Type** 

For Sale

**Days On Market** 

1516

Zoning

С

Subdivision

NONE

**Nearest Town** 

Structure Type

Whitecourt

**Building Type** 

Mixed Use, Warehouse

Year Built

2014 Industrial **Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan

1424321

Building Area (Sq. Ft.)

17500.00

Building Area (Sq. M.)

1625.79

Lot Size (Sq. Ft.)

212137

Lot Size (Acres)

4.87

Footprint (Sq. Ft.)

20000

**Construction Type** 

Metal Frame

Roof

Metal

**Foundation** 

Poured Concrete, Slab

Cooling

Other

Heating

Exhaust Fan, Forced Air, Natural Gas

Lot Features

Cleared.Corner Lot

**Commercial Amenities** Boardroom, Compressed Air

Lines, Exhaust Fan(s), Floor

Drain(s)/Grease

Trap(s),Lunchroom,Shower

**Access to Property** 

Public

Restrictions See Remarks Reports

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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