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## 3624 36 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Whitecourt, Alberta



**Listing ID:**  
27838

**MLS ID:**  
A2109210

**\$1,890,000**



 **JIM RENNIE**  
 (780) 778-0202

 RE/MAX ADVANTAGE (WHITECOURT)  
 780-778-6678

 3624 36 Avenue , Whitecourt , Alberta T7S 1N9

**Transaction Type**

For Sale

**Days On Market**

555

**Zoning**

M-1 SERVICE IDUSTRIAL

**Subdivision**

NONE

**Nearest Town**

Whitecourt

**Year Built**

1954

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

9824036

**Building Area (Sq. Ft.)**

13204.00

**Building Area (Sq. M.)**

1226.68

**Lot Size (Sq. Ft.)**

277477

**Lot Size (Acres)**

6.37

**Access to Property**

Direct Access

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**Environmental Phase 1,Environmental  
Phase 2

THIS 6.37 ACRE SITE IS FULLY FENCED AND GATED SITUATED ON 3 SEPARATE TITLED LOTS . THE SHOP SIZE IS 10,324 SQ FT AND HAS A 80 FT DRIVE THROUGH BAY WITH 16FT OVERHEAD DOORS. THE FREESTANDING 2880 SQ FT OFFICE COMPLEX HAS 10 MODERN OFFICES AND A LARGE CONFERENCE ROOM.

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