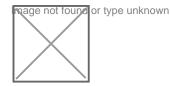


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3807 38 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Whitecourt, Alberta

Listing ID: 29262

MLS ID: A2192954

\$700,000



<sup>△</sup> JANET KUEHN

**(780)** 706-9670

■ ROYAL LEPAGE MODERN REALTY

**2** 780-396-4350

3807 38 Avenue, Whitecourt, Alberta T7S 0A2

**Transaction Type** 

For Sale

Zoning M11

Year Built

1980

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

579.71

**Heating**Floor Furnace, Natural Gas

Reports
Aerial Photos

Title

Fee Simple

Subdivision

NONE

**Structure Type** 

Industrial

Legal Plan 8620239

Construction Type

Metal Frame, Metal Siding

Inclusions

N/A

**Days On Market** 

144

**Building Type** 

Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

6240.00

Cooling Central Air

Ooman 7 m

Restrictions
See Remarks

This commercial building is 6,250 sq' located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was build in 1964 with an addition in 2000. The lot is 0.62 of an acre with a paved parking lot, a loading dock, and high ceilings. Overhead door is a 8' x 6' door. Inside the space is open and includes 4 offices, 2 washrooms, and a utility room. Zoned M1 - service industrial. Seller would also consider a long-term lease with a quick possession.

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