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1 AND 2, 3911 37 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Whitecourt, Alberta



Listing ID:
29461

MLS ID:
A2195713

\$1,300,000



 **LEO ZELINSKI**
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 1 And 2, 3911 37 Avenue , Whitecourt , Alberta T7S 0C3

Transaction Type For Sale	Title Fee Simple	Days On Market 131
Zoning M-1	Subdivision NONE	Building Type Warehouse
Year Built 1985	Structure Type Industrial	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 822 0204	Building Area (Sq. Ft.) 24750.00
Building Area (Sq. M.) 2299.33	Construction Type Metal Frame,Metal Siding	Roof Metal
Foundation Poured Concrete	Heating Boiler,Combination,Overhead Heater(s),Radiant,Varies by Unit	Inclusions 2 5 to overhead cranes. Used hot water wash system
Restrictions See Remarks	Reports Plot Plan,Survey Plan,Tenancy Schedule,Title	

\$700,000. discounted price from Assessment of \$2,017,300.00 to list of 1,300,000.00 For this 24,750 s.f. sf bldg on 2.55 acres of land in prime hilltop location close to hiway 43. Building one is 17,250 sf. with front offices and reception area nd back 2 storey offices with 8 overhead doors- 3 are 16 ft. high and bays are 70 ft. deep one double bay, a wash bay and single bay and a quadruple bay hoisting a 5 ton crane... The second building is newer with front office a mezz and triple combo bay and wash bay. 4 overhead doors. in floor and radiant heat. two buildings face each other with common yard space and extra .75 acres at back for parking. fenced yard. access from two streets.. Also holds a 5 ton crane and exhaust fan and booth. THE REASON FOR PRICE REDUCTION THAT THE QUADRUPLE BAY OF THE 1/2 BUILDING SUFFERED A FIRE DAMAGING ELECTRICAL AND POSSIBLY THE CRANE, ALSO CREATING A LOT OF SOOT. ROUGH ESTIMATE OF \$250000.00 VENDOR IS SELLING IN AS IS CONDITION WITHOUT ANY WARRANTYS. This is a bargain for anyone with mechanical aptitude.

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