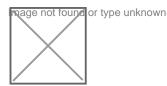


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3765 30 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Whitecourt, Alberta29523A2196826

\$3,495,000



[△] JANET KUEHN

(780) 706-9670

■ ROYAL LEPAGE MODERN REALTY

2 780-396-4350

3765 30 Street , Whitecourt , Alberta T7S 0E4

Transaction Type Title Days On Market

For Sale Fee Simple 125

Zoning Subdivision Building Type

M-1 NONE Office Building, Warehouse

Year Built Structure Type Property Type
2013 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Construction Type

Industrial 1221078 14392.00

1337.05 Post & Beam,Wood Frame Metal

Building Area (Sq. M.)

Foundation Cooling Heating

Slab Central Air Combination, Floor Furnace, Forced

Roof

Air,Natural Gas,Radiant

InclusionsRestrictionsReportsQuonsetSee RemarksAerial Photos

Industrial Facility in Whitecourt's Newest Industrial Subdivision. Situated in a prime location in Whitecourt's industrial hill subdivision, this 14,440(+/-) sq. ft. industrial building offers exceptional functionality on 5.8+ acres of fenced, graveled, and compacted yard space with additional paved parking. The main level features 1,900 sq. ft. of high-quality office and boardroom space, complemented by an additional 1,500 sq. ft. on the second floor. The 11,000 sq. ft. shop is constructed with steel beams, fully insulated, and heated with radiant tube heaters, engineered make-up air units, and circulating fans for optimal climate control. Access is from the office with two man doors. The shop has ten overhead doors, each measuring 16' wide by 18' high, all powered and insulated. Additionally, a fabric quonset at the rear of the property is equipped with power. Utilities & Services: Water and sewer services are provided by the Town of Whitecourt. This property presents an outstanding opportunity for industrial operations seeking ample space, modern infrastructure, and a strategic location.

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