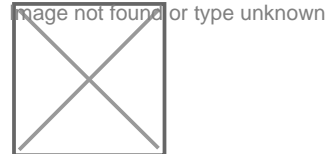


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3765 30 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Whitecourt, Alberta



Listing ID:
29913

MLS ID:
A2204782

\$25,875



 **JANET KUEHN**
 (780) 706-9670

 **ROYAL LEPAGE MODERN REALTY**
 780-396-4350

 3765 30 Street , Whitecourt , Alberta T7S 0E4

Transaction Type For Lease	Title Fee Simple	Days On Market 102
Lease Amount 25875.00	Lease Frequency Monthly	Zoning M-1
Subdivision NONE	Building Type Office Building,Warehouse	Year Built 2013
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1221078	Building Area (Sq. Ft.) 14400.00	Building Area (Sq. M.) 1337.79
Construction Type Post & Beam,Wood Frame	Roof Metal	Foundation Slab
Cooling Central Air	Heating Combination,Floor Furnace,Forced Air,Natural Gas,Radiant	Inclusions N/A
Restrictions See Remarks	Reports Aerial Photos	

Industrial Facility in Whitecourt's Newest Industrial Subdivision for lease or sale. 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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