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4004 36 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
30130

MLS ID:
A2210264

\$359,900



 **AMANDA STANCHFIELD**
 (780) 262-0550

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

 4004 36 Street , Whitecourt , Alberta T7S 0A2

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|--|--------------------------------------|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 143 |
| Zoning M-1 | Subdivision NONE | Building Type Warehouse |
| Year Built 1979 | Structure Type Warehouse | Property Type Commercial |
| Property Sub Type Industrial | Legal Plan 2285TR | Building Area (Sq. Ft.) 1705.00 |
| Building Area (Sq. M.) 158.40 | Lot Size (Sq. Ft.) 25700 | Lot Size (Acres) 0.59 |
| Roof Asphalt Shingle | Foundation Poured Concrete | Heating Natural Gas,Radiant |
| Access to Property Direct Access | Inclusions NA | Restrictions None Known |
| Reports None | | |

Excellent Opportunity – Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and gravelled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental Bulk Fuel Service Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office Public Utility Solar Collector Industrial Support Accessory Building Perfect for a small business owner, operator, or current owner looking to expand — don't miss this opportunity to own instead of lease!

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