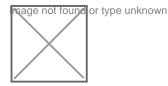


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4004 36 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWhitecourt, Alberta

Listing ID: 30130

MLS ID: A2210264

\$359,900



- AMANDA STANCHFIELD
- **2** (780) 262-0550
- RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 4004 36 Street , Whitecourt , Alberta T7S 0A2

Transaction Type

For Sale

Zoning M-1

Year Built 1979

Property Sub Type

Industrial

Building Area (Sq. M.)

158.40

Roof

Asphalt Shingle

Access to Property
Direct Access

Reports None Title

Fee Simple

Subdivision

NONE

Structure Type Warehouse

Legal Plan

2285TR

Lot Size (Sq. Ft.)

25700

Foundation

Poured Concrete

Inclusions

NA

Days On Market

143

Building Type

Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

1705.00

Lot Size (Acres)

0.59

Heating

Natural Gas, Radiant

Restrictions
None Known

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 graveled 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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