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## 3766 41 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Whitecourt, Alberta



**Listing ID:**  
30354

**MLS ID:**  
A2215753

**\$595,000**



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

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

 3766 41 Ave , Whitecourt , Alberta T7S 1N9

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

62

**Zoning**

M1

**Subdivision**

NONE

**Year Built**

1980

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

9523876

**Building Area (Sq. Ft.)**

1200.00

**Building Area (Sq. M.)**

111.48

**Lot Size (Sq. Ft.)**

130244

**Lot Size (Acres)**

2.99

**Roof**

Asphalt Shingle

**Heating**

None

**Access to Property**

Direct Access,Public

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Aerial Photos

Fenced industrial lot with 2.99 acres and an older warehouse o 1200 sq' . Building is not heated and could use some work. Gas line is at the property line. 3 phase power. Communications tower on a yearly lease. Zoned as M-1 .

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