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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

\$499,000



- <sup>△</sup> JANET KUEHN
- **(780)** 706-9670
- ROYAL LEPAGE MODERN REALTY
- **2** 780-396-4350
- 3766 41 Ave, Whitecourt, Alberta T7S 1N9

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

186

**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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