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3375 33 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Whitecourt, Alberta



Listing ID:
30627

MLS ID:
A2222054

\$12,240



 **BRIAN W. AMES**
 (780) 706-5575

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

 3375 33 Street , Whitecourt , Alberta T7S 0A2

Transaction Type For Lease	Days On Market 341	Lease Amount 12240.00
Lease Frequency Monthly	Subdivision NONE	Building Type Free-Standing, Warehouse
Year Built 2011	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 12240.00	Building Area (Sq. M.) 1137.12
Inclusions none	Restrictions Landlord Approval	Reports Floor Plans

Sept. 1 /25 BONUS !!!!! 1ST 4 MONTHS FREE WITH A MINIMUM 2 YR. SIGNED LEASE. This 12,240 sq.ft. shop is in amazing condition and offers 1 large space or can be leased into 4 separate areas. The main space provides for a large Reception area 6 Offices, Parts room, Large Kirchen/Mtg room, Lunch room and 4 bathrooms. See floor plan attached. Renting the whole building is \$12.00 per sq.ft. triple net. This will provide you with 3 individual shop spaces + Drive-thru wash Bay, plus all the offices. There are 3 OH doors at the Front as well as 3 at the Rear. This buliding has been very well maintained and improved upon. It is possible to remove the new interior shop walls to create one 8,800 sq.ft. of shop with 2 drive-thru bays + the drive-thru Wash Bay and the 3,440 sq.ft. of office space. As well there is plenty of exterior parking and storage available. Located just off Highway 43 in the new Industrial area.

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