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

 **3375 33 Street , Whitecourt , Alberta T7S 0A2**

Transaction Type	Days On Market	Lease Amount
For Lease	273	12240.00
Lease Frequency	Subdivision	Building Type
Monthly	NONE	Free-Standing, Warehouse
Year Built	Structure Type	Property Type
2011	Warehouse	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Industrial	12240.00	1137.12
Inclusions	Restrictions	Reports
none	Landlord Approval	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 Kitchen/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 building 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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