

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.

## 3415 35 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Whitecourt, Alberta



**Listing ID:**  
30896

**MLS ID:**  
A2229059

**\$1,500,000**



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

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

 3415 35 Avenue , Whitecourt , Alberta T7S1P7

**Transaction Type**

For Sale

**Days On Market**

183

**Zoning**

M-1 SERVICE INDUSTRIAL

**Subdivision**

NONE

**Year Built**

2001

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0226871

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

7520.00

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

698.63

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

64468

**Lot Size (Acres)**

1.48

**Construction Type**

Mixed

**Electric**

Three Phase,600 Amp Service

**Inclusions**

TWO OVERHEAD CRANES

**Restrictions**

None Known

**Reports**

Appraisal,Title

The 5600 sq ft shop is equipped with 2 overhead 10 ton cranes with a lift height to 25ft. The overhead door measure is 24ft high. The shop is wired with a 600 amp/ 600 volt.- 3 phase power service and a good ventilation system and LED lighting. The main floor office area consists of a reception area, 5 offices and washrooms. The second floor offers a boardroom ,10 offices , washroom , kitchen and copy room. The 1.48 acre yard is fenced and graveled and has additional heated and cold storage buildings. There are two separate titled lots measuring 2.5 acres available if more space is needed.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.