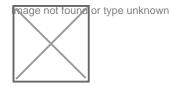


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## 3415 35 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Whitecourt, Alberta

**Listing ID:** MLS ID: 30896 A2229059

\$1,500,000



<sup>△</sup> BRIAN W. AMES

**(780)** 706-5575

☑ RE/MAX ADVANTAGE (WHITECOURT)

**3** 780-778-6678

3415 35 Avenue, Whitecourt, Alberta T7S1P7

Transaction Type Days On Market Zoning

For Sale 183 M-1 SERVICE INDUSTRIAL

Subdivision Year Built Structure Type

NONE 2001 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial0226871

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

7520.00 698.63 64468

Lot Size (Acres) Construction Type Electric

1.48 Mixed Three Phase,600 Amp Service

Inclusions Restrictions Reports

TWO OVERHEAD CRANES None Known 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.

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