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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	Days On Market	Zoning
For Sale	250	M-1 SERVICE INDUSTRIAL
Subdivision	Year Built	Structure Type
NONE	2001	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0226871
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
9440.00	877.00	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 is 1,920 sq.ft. and consists of a reception area, 5 offices and washrooms. The second floor is 1,344 sq.ft. and 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. there is also a 576 sq.ft. storage Bay.

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