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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 For Sale	Days On Market 315	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.) 9440.00	Building Area (Sq. M.) 877.00	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 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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