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3765 30 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Whitecourt, Alberta

Listing ID:
31743

MLS ID:
A2249465

\$3,489,000



👤 **JANET KUEHN**
✉ (780) 706-9670

🏢 **ROYAL LEPAGE MODERN REALTY**
✉ 780-396-4350

📍 **3765 30 Street , Whitecourt , Alberta T7S 0E4**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	167
Zoning	Subdivision	Building Type
M-1	NONE	Office Building, Warehouse
Year Built	Structure Type	Property Type
2013	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	1221078	14392.00
Building Area (Sq. M.)	Construction Type	Roof
1337.05	Post & Beam, Wood Frame	Metal
Foundation	Cooling	Heating
Slab	Central Air	Combination, Floor Furnace, Forced Air, Natural Gas, Radiant
Inclusions	Restrictions	Reports
Quonset	See Remarks	Aerial Photos

Industrial Facility in Whitecourt's Newest Industrial Subdivision. Situated in a prime location in Whitecourt's industrial hill subdivision, this 14,440(+/-) sq. ft. industrial building offers exceptional functionality on 5.8+ acres of fenced, graveled, and compacted yard space with additional paved parking. The main level features 1,900 sq. ft. of high-quality office and boardroom space, complemented by an additional 1,500 sq. ft. on the second floor. The 11,000 sq. ft. shop is constructed with steel beams, fully insulated, and heated with radiant tube heaters, engineered make-up air units, and circulating fans for optimal climate control. Access is from the office with two man doors. The shop has ten overhead doors, each measuring 16' wide by 18' high, all powered and insulated. Additionally, a fabric quonset at the rear of the property is equipped with power. Utilities & Services: Water and sewer services are provided by the Town of Whitecourt. This property presents an outstanding opportunity for industrial operations seeking ample space, modern infrastructure, and a strategic location.

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