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