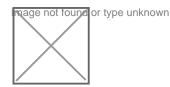


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3765 30 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Whitecourt, Alberta

Listing ID:

31744

MLS ID:

A2249468

\$25,875



- [△] JANET KUEHN
- **2** (780) 706-9670
- ROYAL LEPAGE MODERN REALTY
- **2** 780-396-4350
- 3765 30 Street , Whitecourt , Alberta T7S 0E4

Transaction Type

For Lease

Title

Fee Simple

Days On Market

108

Lease Amount

25875.00

Lease Frequency

Monthly

Lease Term 24 Months

Zoning

Subdivision

Building Type

M-1 NONE

Year Built

Structure Type

Property Type

2013

Industrial

Commercial

Property Sub Type

Industrial

Legal Plan 1221078 Building Area (Sq. Ft.)

Office Building, Warehouse

14400.00

Building Area (Sq. M.)

1337.79

Construction Type

Post & Beam

Roof Metal

Foundation

Slab

Cooling

Central Air

Heating

Combination, Floor Furnace, Forced

Air, Natural Gas, Radiant

Inclusions Quonset Restrictions
Landlord Approval

Reports
Aerial Photos

Industrial Facility in Whitecourt's Newest Industrial Subdivision for lease or sale. 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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