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4004 36 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Whitecourt, Alberta

Listing ID:
32731

MLS ID:
A2268609

\$358,998



 **AMANDA STANCHFIELD**
 (780) 262-0550

 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 4004 36 Street , Whitecourt , Alberta T7S 0A2

Transaction Type For Sale	Title Fee Simple	Days On Market 176
Zoning M-1	Subdivision NONE	Building Type Warehouse
Year Built 1979	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2285TR	Building Area (Sq. Ft.) 1705.00
Building Area (Sq. M.) 158.40	Lot Size (Sq. Ft.) 25700	Lot Size (Acres) 0.59
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Natural Gas,Radiant
Access to Property Direct Access	Inclusions na	Restrictions None Known
Reports None		

Excellent Opportunity – Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and gravelled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental Bulk Fuel Service Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office Public Utility Solar Collector Industrial Support Accessory Building Perfect for a small business owner, operator, or current owner looking to expand — don't miss this opportunity to own instead of lease!

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