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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
- **2** (780) 262-0550
- RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 4004 36 Street , Whitecourt , Alberta T7S 0A2

**Transaction Type** 

For Sale

Zoning

M-1

Year Built 1979

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

158.40

Roof

Asphalt Shingle

Access to Property
Direct Access

**Reports** None Title

Fee Simple

Subdivision

NONE

Structure Type

Warehouse

Legal Plan

2285TR

Lot Size (Sq. Ft.)

25700

Foundation

**Poured Concrete** 

Inclusions

na

**Days On Market** 

1

**Building Type** 

Warehouse

Property Type Commercial

**Building Area (Sq. Ft.)** 

1705.00

Lot Size (Acres)

0.59

Heating

Natural Gas, Radiant

Restrictions
None Known

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 graveled 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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