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## 4125 41 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Whitecourt, Alberta

**Listing ID:**  
33197

**MLS ID:**  
A2274725

**\$595,000**



 **PAUL CHAVET**  
 (780) 268-3949

 **EXIT REALTY RESULTS**  
 780-779-0090

 4125 41 Avenue, Whitecourt, Alberta T7S 0A3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	49	M-3
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1995	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	8021724
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
2400.00	222.97	none
<b>Restrictions</b>	<b>Reports</b>	
Landlord Approval, Restrictive Use Clause	None	

Industrial shop located on the hill for sale or lease. Lease will be a minimum of 3 years and the rent will be \$2,400 plus Triple Net/GST. The shop is 2,400 square feet (60x40) with two 16 foot overhead doors, shop has new overhead heater and new F.A.N.G furnace in office. There is an office, mezzanine (for storage) and a 3 piece bathroom. There are 5 paved parking spaces in front of building. This is a fenced property with a "drive through" yard. The property is .95 acres.

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