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## 3766 41 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Whitecourt, Alberta



**Listing ID:**  
33710

**MLS ID:**  
A2281228

**\$499,000**



 **JANET KUEHN**  
 (780) 706-9670

 **ROYAL LEPAGE MODERN REALTY**  
 780-396-4350

 3766 41 Avenue , Whitecourt , Alberta T7S 1N9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 87
<b>Zoning</b> M1	<b>Subdivision</b> NONE	<b>Year Built</b> 1980
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9523876	<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48
<b>Lot Size (Sq. Ft.)</b> 130244	<b>Lot Size (Acres)</b> 2.99	<b>Roof</b> Asphalt Shingle
<b>Heating</b> None	<b>Access to Property</b> Direct Access,Public	<b>Inclusions</b> Communications tower and lease
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

A developed and fenced industrial lot with 2.99 acres and an older warehouse is 1200 sq' . Building is not heated. Gas line is at the property line. 3 phase power. Communications tower on a yearly lease. Zoned as M-1 .

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