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## 3430 33 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Whitecourt, Alberta



**Listing ID:**  
34780

**MLS ID:**  
A2300072

**\$2,299,000**



 **BRIAN W. AMES**  
 (780) 706-5575

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

 3430 33 Street , Whitecourt , Alberta T7S 0A2

**Transaction Type**

For Sale

**Zoning**

M-1

**Subdivision**

NONE

**Year Built**

2007

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Warehouse

**Legal Plan**

0621291

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

16410.00

**Building Area (Sq. M.)**

1524.53

**Inclusions**

Pipe racks and Quanset in rear, Pallet racks in Bay 2

**Restrictions**

See Remarks

**Reports**

None

ATTENTION INVESTORS! Long term tenant staying. This shop was purpose built for the tenant in 2007 and the same tenant, now known as Midfield Valve & Supply still occupies the main 14,150 sq.ft. know n as Bay 1. Bay 2 is 2,260 sq.ft. 1 level and is expceted to be rented for \$2,500 soon. It is very well built and in exceptional shape. The main floor provides a racking area for parts display and a large area for 6 offices/reception/order desk area of about 1,200 sq.ft. Overhead on the second level are 2 more offices, 2 washrooms, a kitchen and a large Conference Room. Bay 1 is leased for \$12,000 per month triple net.

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