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## 4004 36 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Whitecourt, Alberta



**Listing ID:**  
35243

**MLS ID:**  
A2310937

**\$349,900**



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

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

 4004 36 Street , Whitecourt , Alberta T7S 0A2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> M-1
<b>Subdivision</b> NONE	<b>Building Type</b> Warehouse	<b>Year Built</b> 1979
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2285TR	<b>Building Area (Sq. Ft.)</b> 1792.00	<b>Building Area (Sq. M.)</b> 166.48
<b>Lot Size (Sq. Ft.)</b> 25700	<b>Lot Size (Acres)</b> 0.59	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Heating</b> Natural Gas,Radiant	<b>Access to Property</b> Direct Access
<b>Inclusions</b> na	<b>Restrictions</b> None Known	<b>Reports</b> 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 grveled 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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