

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAY 3, 3851 38 AVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Whitecourt, Alberta



Listing ID:
35579


MLS ID:
A2318352

\$1,850



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

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

 Bay 3, 3851 38 Ave , Whitecourt , Alberta T7S 0A2

Excellent industrial lease opportunity in a high-exposure location just off Highway 43 in Whitecourt. This functional and well-maintained 1,750 sq. ft. bay (approximately 70' deep x 25' wide) offers strong visibility, easy access, on-site parking, and signage potential for your business. The shop area features a 14' high x 12' wide overhead door with an automatic door opener, approximately 70' of interior depth, floor drains, and 3-phase power to accommodate a variety of industrial and service-based operations. The space also includes a man door, front office/reception area, 2-piece washroom, and an upper-level coffee room/storage area. The bay is heated with a fan coil system served by a boiler that also provides domestic hot water. Additional features include an updated boiler system and a laundry washer hookup for added convenience. Zoned M-1 Service Industrial, this property supports a wide range of industrial and commercial uses, making it an excellent option for contractors, service companies, trades, equipment-related businesses, and other compatible operations.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.