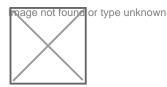


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3345 33 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

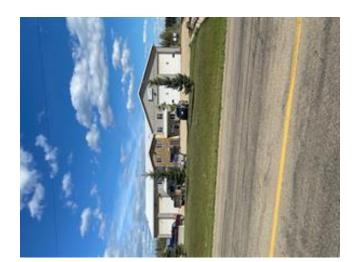


LocationWhitecourt, Alberta

Listing ID: 18073

MLS ID: A2023001

\$1,795,000



- [△] LEO ZELINSKI
- **2** (780) 778-1207
- RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 3345 33 Street , Whitecourt , Alberta T7S 0A2

Transaction Type

For Sale

Title

Fee Simple

Year Built

Lot Size (Acres)

2007

1.70

Zoning M-1

450

Subdivision

NONE

Building Type Warehouse

Structure Type Warehouse

Days On Market

Property Type

Commercial

Property Sub Type

Legal Plan 052 4967

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Lot Size (Sq. Ft.) 74052

13032.00

1210.70

Roof

Industrial

Foundation

Metal Frame, Metal Siding

Construction Type

Asphalt Shingle

Poured Concrete, Slab

Cooling

None,Other

Inclusions

3 5ton Overhead cranes, Security

Restrictions None Known

Reports Legal Description, Plot Plan

Heating

Forced Air, Natural Gas, Radiant

Camers , Hotsy and Air Compressor

Excellent Hilltop location on East end of town just a couple of blocks to Highway 43. 13,032 Sf of building space with 7 Bays including a 100 ft wash bay, and two more drive thru's. Two 75 ft Drive thru bays along with a shorter bay. and one single bay with offices. 2076 sf. of office space on two levels including several washrooms and a well upgraded executive office on second floor. Three 5 ton o/h cranes. Good investment as there are 3 different locations in the one building. Ideal for oil patch manufacturing. Three bays are rented Bal are vacant. 16 Ft O/H doors.

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