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3345 33 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
18073

MLS ID:
A2023001

\$1,795,000



 **LEO ZELINSKI**
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 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 3345 33 Street , Whitecourt , Alberta T7S 0A2

Transaction Type For Sale	Title Fee Simple	Days On Market 450
Year Built 2007	Lot Size (Acres) 1.70	Zoning M-1
Subdivision NONE	Building Type Warehouse	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 052 4967
Building Area (Sq. Ft.) 13032.00	Building Area (Sq. M.) 1210.70	Lot Size (Sq. Ft.) 74052
Construction Type Metal Frame,Metal Siding	Roof Asphalt Shingle	Foundation Poured Concrete,Slab
Cooling None,Other	Inclusions 3 5ton Overhead cranes, Security Camers ,Hotsy and Air Compressor	Restrictions None Known
Reports Legal Description,Plot Plan	Heating Forced Air,Natural Gas,Radiant	

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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