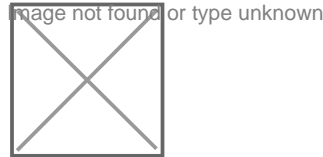


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AUTO REPAIR-SPECIALTY,AUTO SERVICE,AUTO WRECKING ,WAREHOUSE FOR SALE

Businesses and Franchises for Sale > Business for Sale




**Location**  
Whitecourt, Alberta



**Listing ID:**  
18716


**MLS ID:**  
AWI52183

**\$775,000**



 **LEO ZELINSKI**  
 (780) 778-1207

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

 3511 35 AVE , Whitecourt , Alberta

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1496
<b>Business Name</b> Oddbal lAutomotive	<b>Business Type</b> Auto Repair-Specialty,Auto Service,Auto Wrecking , Warehouse	<b>Zoning</b> M-1
<b>Building Type</b> Warehouse	<b>Year Built</b> 1980	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 772-2201
<b>Building Area (Sq. Ft.)</b> 7500.00	<b>Building Area (Sq. M.)</b> 696.77	<b>Lot Size (Sq. Ft.)</b> 35719
<b>Lot Size (Acres)</b> 0.82	<b>Construction Type</b> Metal Frame	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas	<b>Lot Features</b> City Lot
<b>Commercial Amenities</b> Exhaust Fan(s),Outside Storage,Paved Yard,Yard Lights	<b>Access to Property</b> Direct Access	<b>Reports</b> RPR,Title

Good hilltop location with exposure to Highway 43 This well maintained shop with new siding and 2019 new roof, was used and zoned for a auto repair body shop, and includes the paint booth and mechanical exhaust system. Bays are 60 ft. deep. Ideal for auto repair or wireline shop' leased to June 2024 To Oddball Automotive. Good investment property.

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