



**GRASSROOTS**  
REALTY GROUP

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**3766 41 Ave**  
**Whitecourt, Alberta**

**MLS # A2215753**



**\$595,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** M1

**Heating:** None

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.99 Acres

**Lot Feat:** -

Fenced industrial lot with 2.99 acres and an older warehouse o 1200 sq' . Building is not heated and could use some work. Gas line is at the property line. 3 phase power. Communications tower on a yearly lease. Zoned as M-1 .