

1-833-477-6687 aloha@grassrootsrealty.ca

3415 35 Avenue Whitecourt, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer: Inclusions: -

-

Mixed

MLS # A2229059



TWO OVERHEAD CRANES

\$1,500,000

	Division:	NONE	
	Туре:	Industrial	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	7,520 sq.ft.	
	Zoning:	M-1 SERVICE INDUSTRIAL	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	1.48 Acres
		Lot Feat:	-

The 5600 sq ft shop is equipped with 2 overhead 10 ton cranes with a lift height to 25ft. The overhead door measure is 24ft high. The shop is wired with a 600 amp/ 600 volt.- 3 phase power service and a good ventilation system and LED lighting. The main floor office area consists of a reception area, 5 offices and washrooms. The second floor offers a boardroom ,10 offices , washroom , kitchen and copy room. The 1.48 acre yard is fenced and graveled and has additional heated and cold storage buildings. There are two separate titled lots measuring 2.5 acres available if more space is needed.