



**3415 35 Avenue  
Whitecourt, Alberta**

**MLS # A2229059**



**\$1,500,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,440 sq.ft.

**Zoning:** M-1 SERVICE INDUSTRIAL

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Mixed

**Parking:** -

**Water:** -

**Lot Size:** 1.48 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** TWO OVERHEAD CRANES

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 is 1,920 sq.ft. and consists of a reception area, 5 offices and washrooms. The second floor is 1,344 sq.ft. and 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. there is also a 576 sq.ft. storage Bay.