



**GRASSROOTS**  
REALTY GROUP

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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:	7,520 sq.ft.
Zoning:	M-1 SERVICE INDUSTRIAL

Heating:	-
Floors:	-
Roof:	-
Exterior:	Mixed
Water:	-
Sewer:	-
Inclusions:	TWO OVERHEAD CRANES

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.