



**4004 36 Street
Whitecourt, Alberta**

MLS # A2268609



\$358,998

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,705 sq.ft.
Zoning:	M-1

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.59 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	na		

Excellent Opportunity – Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and graveled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental Bulk Fuel Service Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office Public Utility Solar Collector Industrial Support Accessory Building Perfect for a small business owner, operator, or current owner looking to expand – don’t miss this opportunity to own instead of lease!