



**GRASSROOTS**  
REALTY GROUP

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

4125 41 Avenue  
Whitecourt, Alberta

MLS # A2274760



**\$2,400 per month**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 2,400 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: none

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

For sale or lease, if interested in leasing \$2,400 / month for 3 year term, triple net lease. subject also to GST. 2,400 shop with new radiant heat, two 16 foot overhead doors, yard is fenced and .95 of an acre. There is an office on the main level and one in the mezzazine as well as additional storage. Quick access to hwy 43.