



3430 33 Street
Whitecourt, Alberta

MLS # A2300072



\$2,299,000

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Midfield Valve & Supply
Bus. Name:	-
Size:	16,410 sq.ft.
Zoning:	M-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Pipe racks and Quanset in rear, Pallet racks in Bay 2

ATTENTION INVESTORS! Long term tenant staying. This shop was purpose built for the tenant in 2007 and the same tenant, now known as Midfield Valve & Supply still occupies the main 14,150 sq.ft. known as Bay 1. Bay 2 is 2,260 sq.ft. 1 level and is expected to be rented for \$2,500 soon. It is very well built and in exceptional shape. The main floor provides a racking area for parts display and a large area for 6 offices/reception/order desk area of about 1,200 sq.ft. Overhead on the second level are 2 more offices, 2 washrooms, a kitchen and a large Conference Room. Bay 1 is leased for \$12,000 per month triple net.