



**GRASSROOTS**  
REALTY GROUP

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**3419 33 Street**  
**Whitecourt, Alberta**

**MLS # A1116999**



**\$2,500,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,000 sq.ft.
Zoning:	M-1

Heating:	In Floor	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Exterior:	Metal Frame	Parking:	Off Street
Water:	Public	Lot Size:	2.74 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	-		

This shop is for sale with 17,000 square foot leased out. The shop was built in 2005, completely fenced and set up for multiple tenants. Plenty of space for trucks, lots of parking. Set up for multiple tenants to have their own office and reception areas as well as shop space making this a great investment opportunity. Upgraded compressed foam walls and higher insulation throughout for a more energy efficient space. Great location up in the Whitecourt industrial park.