



**GRASSROOTS**  
REALTY GROUP

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**594058, 125B range Road  
Whitecourt, Alberta**

**MLS # A1145019**



**\$3,400,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,500 sq.ft.
Zoning:	C

Heating:	Exhaust Fan, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Carpet, Concrete	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Exterior:	Metal Frame	Parking:	220 Volt Wiring, Additional Parking, Drive Through, Garage
Water:	Public	Lot Size:	4.87 Acres
Sewer:	Private Sewer	Lot Feat:	Cleared, Corner Lot
Inclusions:	-		

Thinking about investing in commercial Real Estate, this is the one to look at! This shop is fully leased to a AAA renter for 5 years. Premium shop, metal construction with a total of 13 front offices plus reception, kitchen / lunch room, filing and a board room. Some furnishings available. Two end drive through wash bays and four more pull through bays and two middle bays. Fenced parking at the rear with power. Yard is gravel packed. Located in Woodlands Business Park, beside the Whitecourt Airport. This property is a great investment.