



**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.