



GRASSROOTS
REALTY GROUP

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

**3624 36 Avenue
Whitecourt, Alberta**

MLS # A2109210

\$1,890,000



Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: NORTHWELL TRUCKING
Size: 13,204 sq.ft.
Zoning: M-1 SERVICE IDUSTRIAL

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	6.37 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

THIS 6.37 ACRE SITE IS FULLY FENCED AND GATED SITUATED ON 3 SEPARATE TITLED LOTS . THE SHOP SIZE IS 10,324 SQ FT AND HAS A 80 FT DRIVE THROUGH BAY WITH 16FT OVERHEAD DOORS. THE FREESTANDING 2880 SQ FT OFFICE COMPLEX HAS 10 MODERN OFFICES AND A LARGE CONFERENCE ROOM.