



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**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.