



**GRASSROOTS**  
REALTY GROUP

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**5910 45 Avenue  
Whitecourt, Alberta**

**MLS # A2170107**

**\$1,299,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** ASURED RENTALS

**Bus. Name:** -

**Size:** 6,400 sq.ft.

**Zoning:** M-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Private

**Lot Size:** 2.49 Acres

**Sewer:** Private Sewer

**Lot Feat:** -

**Inclusions:** COMPRESSOR & WASH UNIT

EXCELLANT LOCATION ON HIGHWAY 32. 50 X 100 SHOP WITH 2 DRIVE THROUGH BAYS WITH 18 FT OVERHEAD DOORS. 1408 SQ FT ATTACHED OFFICE COMPLEX INCLUDING 2 WASHROOMS , 4 OFFICES AND A BOARDROOM. FOUR SEPARATE TITLES TOTALING 2.49 ACRES OF FENCED YARD SPACE