



GRASSROOTS
REALTY GROUP

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3335 33 Street
Whitecourt, Alberta

MLS # A2182803



\$1,599,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Fastenal

Bus. Name: -

Size: 12,300 sq.ft.

Zoning: M-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: office furniture in Unit B

This 12,300 sq.ft. shop was built in 2006, but looks brand new thanks to regular maintenance and up keep. Commonly known as the Fastenal building it is wood frame construction with metal cladding, while the inside is a mixture of drywall and metal finish. It is located just off busy Hwy 43 in Whitecourt right behind the Kanata Inn so easily accessible. Sitting on 1.7 fenced acres it is divided into 3 separate leaseable units. All Units have 3 Phase power, natural gas heating with separate metering. Unit B also has Air Conditioning. UNIT A has been leased to the same tenant since 2006 and provides for 5,400 sq. ft. (90 X 60). The Tenant is prepared to sign another 5 year extension in Dec/25. Their space is mostly wide open to accommodate industrial shelving but also had 1 large office, 2 bathrooms, a shop sump, 1 OH door, 2 man doors, 1 Store Front door, 2 levels of windows street side, paved parking and sidewalks. UNIT B offers 4,200 sq.ft. (70 X 60). Includes 2,000 sq. ft. of shop space with 1 OH door plus 2,200 sq.ft. of nicely finished office space providing 2 large partially furnished offices, large conference room with 12 seat Boardroom table, Kitchen/Lunchroom and 2 bathrooms. The upper mezzanine is another 1,200 sq.ft. and has 5 large partially furnished offices. It also had brand new A/C and central vac. Unit C has 2,700 sq.ft. (45 x 60) mostly mechanical shop plus open 400 sq.ft. mezzanine. This space has been leased to the same tenant since 2009. There are also provisions and service connections to provide for a building extension at this end. The Unit B is currently For Lease, but you could buy the whole shop, put your business in the middle Bay and offset your costs. With interest rates coming down now is the perfect time to set up your future and consider this type of investment. AS AN ADDITIONAL BONUS, THE 1.7 ACRES IMMEDIATELY

TO THE SOUTH OF THIS PROPERTY CAN ALSO BE PURCHASED SHOULD MORE LAND BE REQUIRED, GIVING YOU 3.4 ACRES.