



GRASSROOTS
REALTY GROUP

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**3807 38 Avenue
Whitecourt, Alberta**

MLS # A2192954



\$700,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,240 sq.ft.

Zoning: M11

Heating: Floor Furnace, Natural Gas

Floors: -

Roof: -

Exterior: Metal Frame, Metal Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This commercial building is 6,250 sq' located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was build in 1964 with an addition in 2000. The lot is 0.62 of an acre with a paved parking lot, a loading dock, and high ceilings. Overhead door is a 8' x 6' door. Inside the space is open and includes 4 offices, 2 washrooms, and a utility room. Zoned M1 - service industrial. Seller would also consider a long-term lease with a quick possession.