



GRASSROOTS
REALTY GROUP

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3765 30 Street
Whitecourt, Alberta

MLS # A2196826



\$3,495,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,392 sq.ft.

Zoning: M-1

Heating: Combination, Floor Furnace, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Post & Beam, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Quonset

Industrial Facility in Whitecourt's Newest Industrial Subdivision. Situated in a prime location in Whitecourt's industrial hill subdivision, this 14,440(+/-) sq. ft. industrial building offers exceptional functionality on 5.8+ acres of fenced, graveled, and compacted yard space with additional paved parking. The main level features 1,900 sq. ft. of high-quality office and boardroom space, complemented by an additional 1,500 sq. ft. on the second floor. The 11,000 sq. ft. shop is constructed with steel beams, fully insulated, and heated with radiant tube heaters, engineered make-up air units, and circulating fans for optimal climate control. Access is from the office with two man doors. The shop has ten overhead doors, each measuring 16' wide by 18' high, all powered and insulated. Additionally, a fabric quonset at the rear of the property is equipped with power. Utilities & Services: Water and sewer services are provided by the Town of Whitecourt. This property presents an outstanding opportunity for industrial operations seeking ample space, modern infrastructure, and a strategic location.