



PRICE REDUCED TO \$1,890,000

Freestanding industrial space in Whitecourt

- Freestanding shop building with fully fenced and gated yard storage located in Hilltop Industrial subdivision
- 80' drive through washbay with 14' x 16' overhead doors
- Sumps, make-up air, and exhaust fans throughout the shop
- Quick access to Highway 43
- Separate office building with 10 offices and large conference room



**Get more
information**

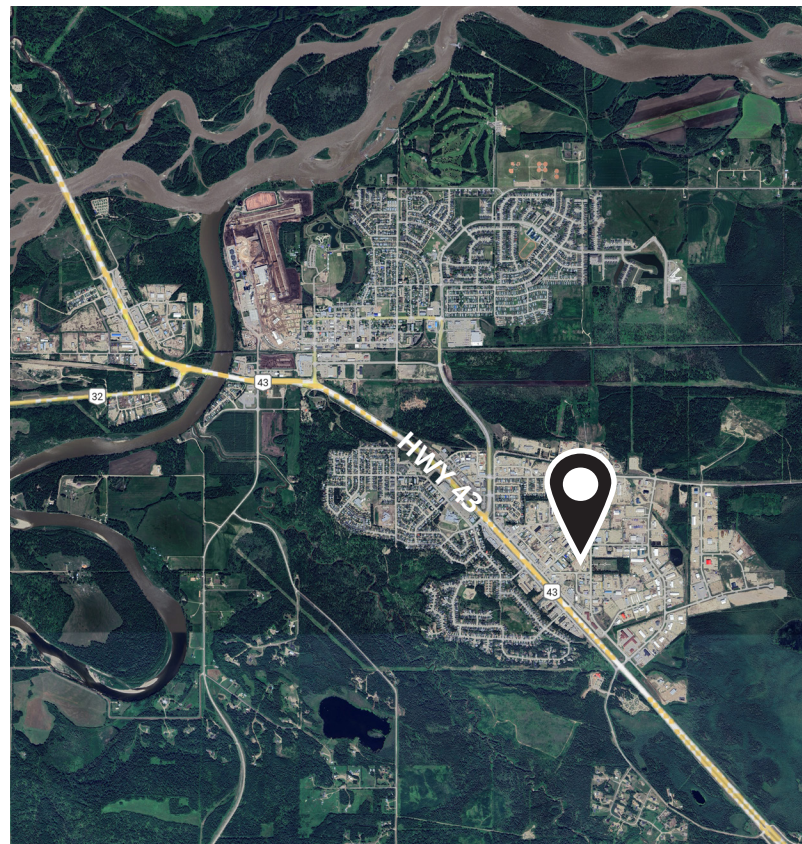
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Industrial for sale or lease

3624 36 Avenue, Whitecourt, AB



Offering summary

| | |
|--------------------|---|
| Legal Description: | Plan 982 4063; Block 9; Lot 218 |
| | Plan 442KS; Block 9; Lot 5 |
| | Plan 4421ks; Block 9; Lot 6 |
| Building Size: | ±2,880 sf office building ±10,324 sf shop building |
| Site Size: | 6.37 acres |
| Zoning: | M-1 Service Industrial |
| Loading: | Grade (15) |
| Ceiling: | 14' - 19' clear |
| Electrical: | 225 amps 600 volt (TBC) |
| Rental Rate: | \$11,000 per month (net) |
| Operating Costs: | \$3.25 psf |
| Taxes: | \$31,202.87 (2023) |
| Sale price: | \$1,890,000 |

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