

\$359,900 - 4004 36 Street, Whitecourt

MLS® #A2210264

\$359,900

0 Bedroom, 0.00 Bathroom, 1,705 sqft
Industrial on 0.59 Acres

N/A, Whitecourt, Alberta

Excellent Opportunity â€“ Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and graveled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service, Automotive Sales & Rental, Bulk Fuel Service, Contractor (Limited), Equipment Sales, Rental & Repair (Light), Fleet Service (Light & Heavy), General Industrial Use, Mini-Storage Facility, Warehouse, Distribution & Storage, Wholesale Establishment, Commercial/Industrial School, Corporate Head Office, Public Utility, Solar Collector, Industrial Support, Accessory Building. Perfect for a small business owner, operator, or current owner looking to expand â€“ donâ€™t miss this opportunity to own instead of lease! (id:6289)



Built in 1979

Essential Information

Listing #	A2210264
Price	\$359,900
Bathrooms	0.00
Square Footage	1,705
Acres	0.59
Year Built	1979
Type	Industrial
Sub-Type	Freehold

Community Information

Address	4004 36 Street
Subdivision	N/A
City	Whitecourt
Province	Alberta
Postal Code	T7S0A2

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
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Interior

Heating	Natural gas Radiant heat
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Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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