

# \$1,500,000 - 3415 35 Avenue, Whitecourt

MLS® #A2229059

**\$1,500,000**

0 Bedroom, 0.00 Bathroom, 7,520 sqft

Industrial on 1.48 Acres

N/A, Whitecourt, Alberta

The 5600 sq ft shop is equipped with 2 overhead 10 ton cranes with a lift height to 25ft. The overhead door measure is 24ft high. The shop is wired with a 600 amp/ 600 volt.- 3 phase power service and a good ventilation system and LED lighting. The main floor office area consists of a reception area, 5 offices and washrooms. The second floor offers a boardroom ,10 offices , washroom , kitchen and copy room. The 1.48 acre yard is fenced and graveled and has additional heated and cold storage buildings. There are two separate titled lots measuring 2.5 acres available if more space is needed. (id:6289)

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | A2229059    |
| Price          | \$1,500,000 |
| Bathrooms      | 0.00        |
| Square Footage | 7,520       |
| Acres          | 1.48        |
| Year Built     | 2001        |
| Type           | Industrial  |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3415 35 Avenue |
| Subdivision | N/A            |
| City        | Whitecourt     |
| Province    | Alberta        |



Postal Code T7S1P7

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 5th, 2025 at 12:31pm CST