

\$3,495,000 - 3765 30 Street, Whitecourt

MLS® #A2249465

\$3,495,000

0 Bedroom, 0.00 Bathroom, 14,392 sqft
Industrial

N/A, Whitecourt, Alberta

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. (id:6289)

Built in 2013

Essential Information

Listing #	A2249465
Price	\$3,495,000



Bathrooms	0.00
Square Footage	14,392
Year Built	2013
Type	Industrial
Sub-Type	Freehold

Community Information

Address	3765 30 Street
Subdivision	N/A
City	Whitecourt
Province	Alberta
Postal Code	T7S0E4

Interior

Heating	Natural gas Other, Forced air, Radiant heat
Cooling	Central air conditioning

Exterior

Construction	Wood frame
Foundation	Slab

Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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