

\$2,800,000 - 3919 35 St, Whitecourt

MLS® #E4455360

\$2,800,000

0 Bedroom, 0.00 Bathroom, 3,423 sqft
Industrial on 4.00 Acres

Whitecourt Airport, Whitecourt, Alberta

Live the Good Life in Whitecourt! This Industrial Property sits on 4 fully fenced acres, perfect for any business needing space & versatility. Featuring 2 Shops: a 10,000 SqFt and a 4,000 SqFt plus a Quonset, and tons of Fenced, Gravel Yard Space. This site is ideal for heavy operations. The Larger Building offers 7 Bay Shop w/ full drive-through Truck Wash Bay, an Overhead Crane, and 3-Phase 600V Power. Enter the double Front Doors to find a Reception area, main floor private offices, bathrooms, a lunchroom & direct access to the shop. Access the upper level via main entrance as well as a 2nd entrance leading directly upstairs, giving option to lease out separately for additional income. The smaller Building can operate independently as it has its own office area. The Shop also includes a crane, mezzanine, and updated doors. Both shops have overhead & radiant heaters. Recent upgrades to the roof, HVAC system & Doors. This is turn key opportunity for growing business! Visit REALTOR® website for more info. (id:6289)

Built in 1980

Essential Information

Listing #	E4455360
Price	\$2,800,000
Bathrooms	0.00
Square Footage	3,423



Acres	4.00
Year Built	1980
Type	Industrial

Community Information

Address	3919 35 St
Subdivision	Whitecourt Airport
City	Whitecourt
Province	Alberta
Postal Code	T7S0A2

Listing Details

Listing Office	Exp Realty
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