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

MLS® #A2229059

### \$1,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.48 Acres

NONE, 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.

Built in 2001

#### **Essential Information**

MLS® # A2229059 Price \$1,500,000

Bathrooms 0.00 Acres 1.48 Year Built 2001

Type Commercial

Sub-Type Industrial

Status Active

# **Community Information**

Address 3415 35 Avenue

Subdivision NONE

City Whitecourt





County Woodlands County

Province Alberta
Postal Code T7S1P7

**Exterior** 

Construction Mixed

### **Additional Information**

Date Listed June 8th, 2025

Days on Market 150

Zoning M-1 SERVICE INDUSTRIAL

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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