

# \$2,500,000 - 3419 33 Street, Whitecourt

MLS® #A1116999

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.74 Acres

NONE, Whitecourt, Alberta

This shop is for sale with 17,000 square foot leased out. The shop was built in 2005, completely fenced and set up for multiple tenants. Plenty of space for trucks, lots of parking. Set up for multiple tenants to have their own office and reception areas as well as shop space making this a great investment opportunity. Upgraded compressed foam walls and higher insulation throughout for a more energy efficient space. Great location up in the Whitecourt industrial park.

Built in 2005

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1116999    |
| Price      | \$2,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.74        |
| Year Built | 2005        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3419 33 Street   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1X4          |



## Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, High Speed Internet Available |
| Parking Spaces | 20   |
| Parking        | Off Street   |

## Interior

|         |          |
|---------|----------|
| Heating | In Floor |
|---------|----------|

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2021 |
| Days on Market | 1389           |
| Zoning         | M-1            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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