DANIEL CRAM

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3375 33 Street
Whitecourt, Alberta

MLS # A2222054

$12,240 per month

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	12,240 sq.ft.
Zoning:	-

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	none		

Sept. 1 /25 BONUS !!!!!   1ST 4 MONTHS FREE WITH A MINIMUM 2 YR. SIGNED LEASE.
          This 12,240 sq.ft. shop is in amazing condition and offers 1 large space or can be leased into 4 separate areas. The main space provides for a large Reception area 6 Offices, Parts room, Large Kirchen/Mtg room, Lunch room and 4 bathrooms. See floor plan attached. Renting the whole building is $12.00 per sq.ft. triple net. This will provide you with 3 individual shop spaces + Drive-thru wash Bay, plus all the offices. There are 3 OH doors at the Front as well as 3 at the Rear. This buliding has been very well maintained and improved upon. It is possible to remove the new interior shop walls to create one 8,800 sq.ft. of shop with 2 drive-thru bays + the drive-thru Wash Bay and the 3,440 sq.ft. of office space. As well there is plenty of exterior parking and storage available. Located just off Highway 43 in the new Industrial area.