

**4004 36 Street  
Whitecourt, Alberta**

**MLS # A2268609**



**\$358,998**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,705 sq.ft.
<b>Zoning:</b>	M-1

<b>Heating:</b>	Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.59 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	na		

Excellent Opportunity &ndash; Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and graveled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental Bulk Fuel Service Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office Public Utility Solar Collector Industrial Support Accessory Building Perfect for a small business owner, operator, or current owner looking to expand &ndash; don&rsquo;t miss this opportunity to own instead of lease!