

**3766 41 Ave  
Whitecourt, Alberta**

**MLS # A2281228**



**\$499,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** M1

**Heating:** None

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.99 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Communications tower and lease

A developed and fenced industrial lot with 2.99 acres and an older warehouse o 1200 sq' . Building is not heated. Gas line is at the property line. 3 phase power. Communications tower on a yearly lease. Zoned as M-1 .