

594058, 125B range Road
Whitecourt, Alberta

MLS # A1145019



\$3,400,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,500 sq.ft.

Zoning: C

Heating: Exhaust Fan, Forced Air, Natural Gas

Addl. Cost: -

Floors: Carpet, Concrete

Based on Year: -

Roof: Metal

Utilities: Electricity Connected, Natural Gas Connected, Phone

Exterior: Metal Frame

Parking: 220 Volt Wiring, Additional Parking, Drive Through, Garage

Water: Public

Lot Size: 4.87 Acres

Sewer: Private Sewer

Lot Feat: Cleared, Corner Lot

Inclusions: -

Thinking about investing in commercial Real Estate, this is the one to look at! This shop is fully leased to a AAA renter for 5 years. Premium shop, metal construction with a total of 13 front offices plus reception, kitchen / lunch room, filing and a board room. Some furnishings available. Two end drive through wash bays and four more pull through bays and two middle bays. Fenced parking at the rear with power. Yard is gravel packed. Located in Woodlands Business Park, beside the Whitecourt Airport. This property is a great investment.