

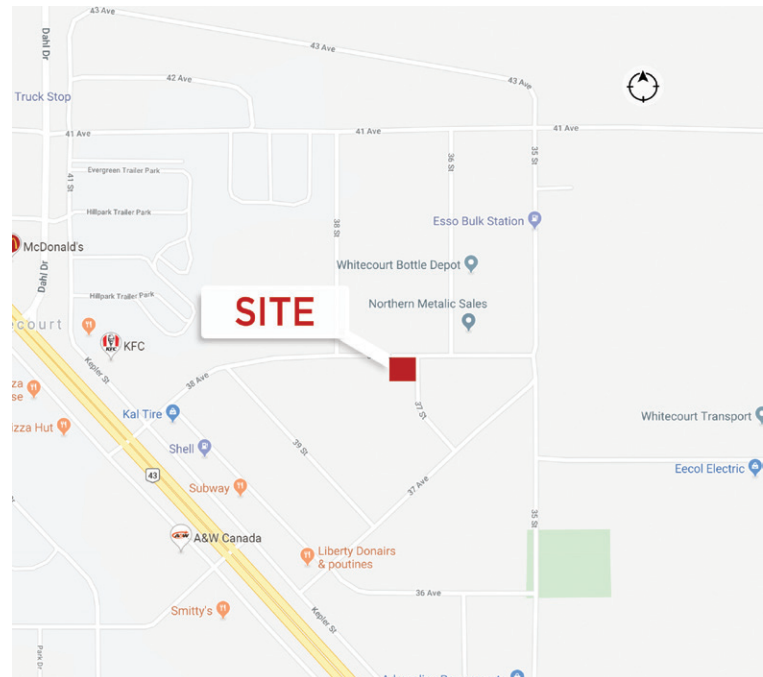
WELL DEVELOPED OFFICE



**6,800 SF Freestanding Building
on 0.56 Acres**

Property Highlights

- Excellent access to Highway 43 and all nearby services
- Well developed office/showroom space
- Ability to convert to small bay multi-tenant income producing property
- Secure fenced yard



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Property Details

Municipal Address:	3703 38 Avenue, Whitecourt, AB	Year Built:	1978
Legal Description:	Plan 7521663, Block 8, Lot 11	Loading:	(2) 12' x 12' Drive-Thru Grade
Zoning:	Industrial District (M-1)	Ceiling Height:	14' Clear
Available Size:	2,000 SF (Office/Showroom) 2,000 SF (Shop) 2,800 SF (Second Floor Office) 6,800 SF (Total)	Sale Price:	\$ 900,000.00
Site Size:	±0.56 Acres	Taxes:	\$5,924 (2019)
Site Coverage Ratio:	16.4%	Lease Rate:	Market
		Operating Costs:	TBC

Aerial



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Property Photos



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