



## Freestanding industrial space in Whitecourt

- Freestanding shop building with fully fenced and gated yard storage located in Hilltop Industrial subdivision
- 80' drive through washbay with 14' x 16' overhead doors
- Sumps, make-up air, and exhaust fans throughout the shop
- Quick access to Highway 43
- Separate office building with 10 offices and large conference room



**Get more  
information**

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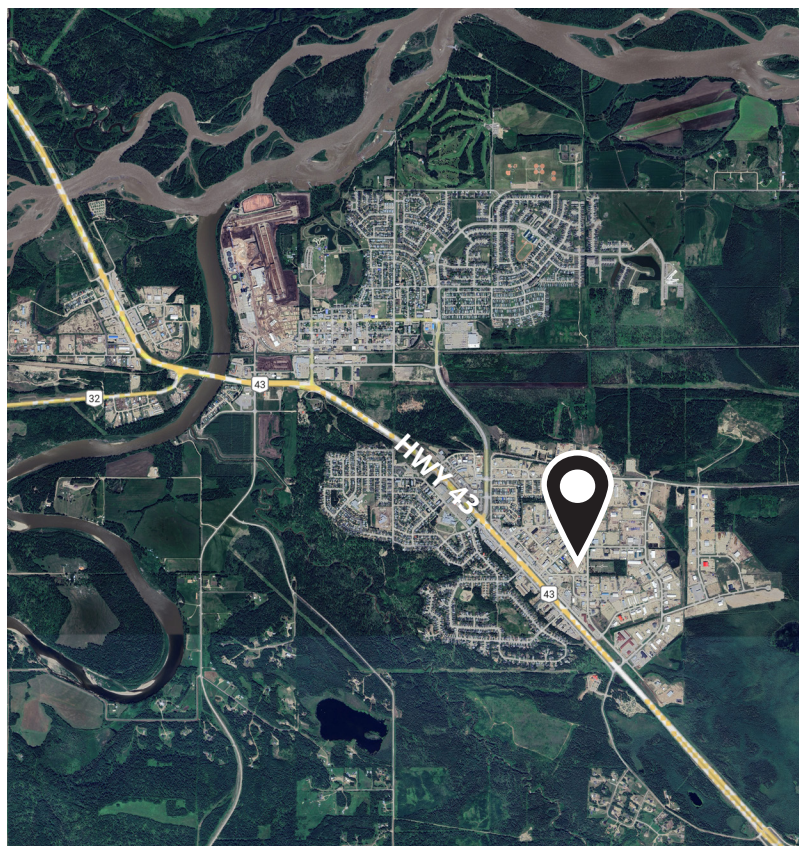
# Industrial for sale or lease

3624 36 Avenue, Whitecourt, AB



## Offering summary

Legal Description:	Plan 982 4063; Block 9; Lot 218 Plan 442KS; Block 9; Lot 5 Plan 4421ks; Block 9; Lot 6
Building Size:	±2,880 sf office building ±10,324 sf shop building
Site Size:	6.37 acres
Zoning:	M-1 Service Industrial
Loading:	Grade (15)
Ceiling:	14' - 19' clear
Electrical:	225 amps 600 volt (TBC)
Rental Rate:	\$10,000 per month (net)
Operating Costs:	\$3.25 psf
Taxes:	\$31,202.87 (2023)
Sale price:	<b>\$1,890,000</b>



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