

3859 38 Avenue  
Whitecourt, Alberta

MLS # A2256600

**\$279,900**



**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,500 sq.ft.  
**Zoning:** M-1 Service Industrial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Computer system, office furniture, client list and signage. Inventory is included at cost.		

This is a business asset sale only, does not include building. Lease is transferable. This is a great business that you can walk right into, and hit the ground running. With a very established clientele of forestry, agriculture, oilfield and industrial clients, you will inherit a strong list of clients. Owners are willing to train the purchaser for a month on everything they need to know to run this business, which has over a decade track history. Owners take in a very healthy wage, and this could be all yours! Seller willing to sell the shares in the existing company as well. For our friends from BC and Ontario, it might be possible to sell your home, and with the proceeds buy both a home and this business in Whitecourt!