

4004 36 Street  
Whitecourt, Alberta

MLS # A2268609

**\$358,998**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,705 sq.ft.

**Zoning:** M-1

**Heating:** Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Co

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.59 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** na

Excellent Opportunity – Shop for Sale in Prime Hilltop Location! This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and graveled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space. Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental Bulk Fuel Service Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office Public Utility Solar Collector Industrial Support Accessory Building Perfect for a small business owner, operator, or current owner looking to expand – don’t miss this opportunity to own instead of lease!