



4125 41 Avenue  
Whitecourt, Alberta

MLS # A2274725

**\$595,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** M-3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Industrial shop located on the hill for sale or lease. Lease will be a minimum of 3 years and the rent will be \$2,400 plus Triple Net/GST. The shop is 2,400 square feet (60x40) with two 16 foot overhead doors, shop has new overhead heater and new F.A.N.G furnace in office. There is an office, mezzanine (for storage) and a 3 piece bathroom. There are 5 paved parking spaces in front of building. This is a fenced property with a "drive through" yard. The property is .95 acres.