

# \$12,240 - 3375 33 Street, Whitecourt

MLS® #A2222054

**\$12,240**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

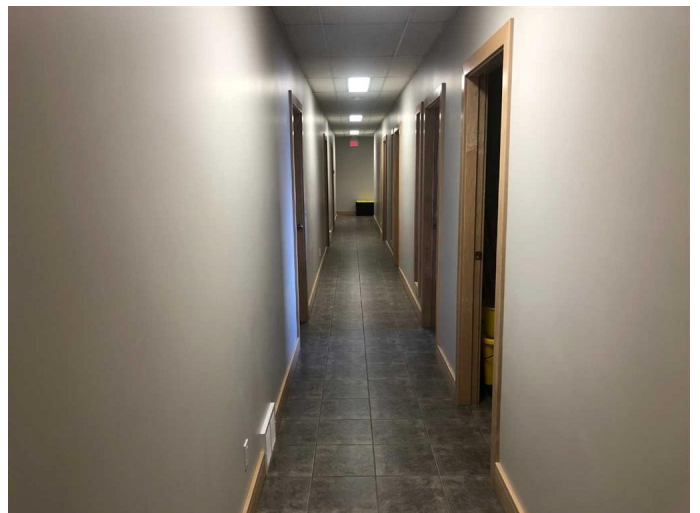
Sept. 1 /25 BONUS !!!!! 1ST 4 MONTHS  
FREE WITH A MINIMUM 2 YR. SIGNED  
LEASE.

This 12,240 sq.ft. shop is in amazing condition and offers 1 large space or can be leased into 4 separate areas. The main space provides for a large Reception area 6 Offices, Parts room, Large Kitchen/Mtg room, Lunch room and 4 bathrooms. See floor plan attached. Renting the whole building is \$12.00 per sq.ft. triple net. This will provide you with 3 individual shop spaces + Drive-thru wash Bay, plus all the offices. There are 3 OH doors at the Front as well as 3 at the Rear. This building has been very well maintained and improved upon. It is possible to remove the new interior shop walls to create one 8,800 sq.ft. of shop with 2 drive-thru bays + the drive-thru Wash Bay and the 3,440 sq.ft. of office space. As well there is plenty of exterior parking and storage available. Located just off Highway 43 in the new Industrial area.

Built in 2011

## Essential Information

MLS® #	A2222054
Price	\$12,240
Bathrooms	0.00
Acres	0.00
Year Built	2011



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	3375 33 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A2

### Additional Information

Date Listed	May 15th, 2025
Days on Market	120

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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