

# \$1,500,000 - 3415 35 Avenue, Whitecourt

MLS® #A2229059

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.48 Acres

NONE, Whitecourt, Alberta

The 5600 sq ft shop is equipped with 2 overhead 10 ton cranes with a lift height to 25ft. The overhead door measure is 24ft high. The shop is wired with a 600 amp/ 600 volt.- 3 phase power service and a good ventilation system and LED lighting. The main floor office area consists of a reception area, 5 offices and washrooms. The second floor offers a boardroom ,10 offices , washroom , kitchen and copy room. The 1.48 acre yard is fenced and graveled and has additional heated and cold storage buildings. There are two separate titled lots measuring 2.5 acres available if more space is needed.

Built in 2001

## Essential Information

MLS® #	A2229059
Price	\$1,500,000
Bathrooms	0.00
Acres	1.48
Year Built	2001
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	3415 35 Avenue
Subdivision	NONE
City	Whitecourt



County	Woodlands County
Province	Alberta
Postal Code	T7S1P7

### **Exterior**

Construction	Mixed
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### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	98
Zoning	M-1 SERVICE INDUSTRIAL

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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