# \$700,000 - 3807 38 Avenue, Whitecourt

MLS® #A2192954

#### \$700,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

This commercial building is 6,250 sq' located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was build in 1964 with an addition in 2000. The lot is 0.62 of an acre with a paved parking lot, a loading dock, and high ceilings. Overhead door is a 8' x 6' door. Inside the space is open and includes 4 offices, 2 washrooms, and a utility room. Zoned M1 - service industrial. Seller would also consider a long-term lease with a quick possession.

Built in 1980

#### **Essential Information**

MLS® # A2192954 Price \$700,000

Bathrooms 0.00 Acres 0.00 Year Built 1980

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**

Address 3807 38 Avenue

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta
Postal Code T7S 0A2







#### Interior

Heating Natural Gas, Floor Furnace

Cooling Central Air

#### **Exterior**

Construction Metal Frame, Metal Siding

#### **Additional Information**

Date Listed February 6th, 2025

Days on Market 267
Zoning M11

### **Listing Details**

Listing Office ROYAL LEPAGE MODERN REALTY

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