# \$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 Kirchen/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 buliding 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.



## **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 163

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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