

# \$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 |
|--------------|-------|

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | June 8th, 2025         |
| Days on Market | 136                    |
| Zoning         | M-1 SERVICE INDUSTRIAL |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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