# \$750,000 - 3807 38 Avenue, Whitecourt

MLS® #A2192954

#### \$750,000

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.





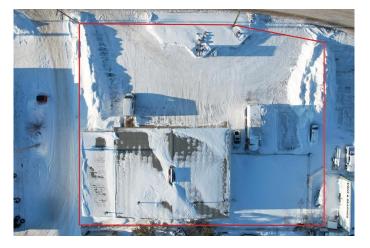
Built in 1964

# **Essential Information**

MLS® #	A2192954
Price	\$750,000
Bathrooms	0.00
Acres	0.00
Year Built	1964
Туре	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	Floor Furnace, Natural Gas
Cooling	Central Air

# Exterior

Construction Metal Siding, Metal Frame

#### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	75
Zoning	M11

# **Listing Details**

Listing Office ROYAL LEPAGE MODERN REALTY

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