

# \$6,240 - 3807 38 Avenue, Whitecourt

MLS® #A2193228

**\$6,240**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

This commercial building is currently listed for sale or lease. Located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was built 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 consider a long-term lease with a quick possession.

Built in 1964

## Essential Information

MLS® #	A2193228
Price	\$6,240
Bathrooms	0.00
Acres	0.00
Year Built	1964
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 Floor Furnace, Natural Gas

Cooling Central Air

### **Exterior**

Construction Metal Frame, Metal Siding

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 79

Zoning M11

### **Listing Details**

Listing Office ROYAL LEPAGE MODERN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.