

# \$1,300,000 - 1 And 2, 3911 37 Avenue, Whitecourt

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MLS® #A2195713

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

\$700,000. discounted price from Assessment of \$2,017,300.00 to list of 1,300,000.00 For this 24,750 s.f. sf bldg on 2.55 acres of land in prime hilltop location close to hiway 43. Building one is 17,250 sf. with front offices and reception area nd back 2 storey offices with 8 overhead doors- 3 are 16 ft. high and bays are 70 ft. deep one double bay, a wash bay and single bay and a quadruple bay hoisting a 5 ton crane... The second building is newer with front office a mezz and triple combo bay and wash bay. 4 overhead doors. in floor and radiant heat. two buildings face each other with common yard space and extra .75 acres at back for parking. fenced yard. access from two streets.. Also holds a 5 ton crane and exhaust fan and booth. THE REASON FOR PRICE REDUCTION THAT THE QUADRUPLE BAY OF THE 1/2 BUILDING SUFFERED A FIRE DAMAGING ELECTRICAL AND POSSIBLY THE CRANE, ALSO CREATING A LOT OF SOOT. ROUGH ESTIMATE OF \$250000.00 VENDOR IS SELLING IN AS IS CONDITION WITHOUT ANY WARRANTY. This is a bargain for anyone with mechanical aptitude.



Built in 1985

## Essential Information

MLS® #	A2195713
Price	\$1,300,000

Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	1 And 2, 3911 37 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0C3

### Interior

Heating	Boiler, Combination, Overhead
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### Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 18th, 2025
Days on Market	68
Zoning	M-1

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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