

# \$700,000 - 3807 38 Avenue, Whitecourt

MLS® #A2192954

**\$700,000**

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 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2192954   |
| Price      | \$700,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| 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 | Natural Gas, Floor Furnace |
| Cooling | Central Air                |

**Exterior**

|              |                           |
|--------------|---------------------------|
| Construction | Metal Frame, Metal Siding |
|--------------|---------------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 219                |
| Zoning         | M11                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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