

# \$359,900 - 4004 36 Street, Whitecourt

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MLS® #A2210264

**\$359,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.59 Acres

NONE, Whitecourt, Alberta

Excellent Opportunity â€“ Shop for Sale in  
Prime Hilltop Location!

This 1,705 sq. ft. heated shop sits on a  
spacious 0.59-acre fenced and graveled lot,  
offering ample space for storage or parking.  
Ideally located in the Hilltop Industrial area,  
this drive-through shop features a 12-foot front  
overhead door and a 14-foot rear overhead  
door, allowing easy access for equipment and  
vehicles. The building measures 31 feet wide  
by 55 feet deep and is heated with efficient  
radiant heat, making it a comfortable  
workspace year-round. A convenient  
washroom is located inside the building,  
adding to the functionality of the space.

Zoned M-1 (Mixed Industrial), this property  
allows for a wide range of permitted uses,  
including:

Automotive Vehicle Repair & Service

Automotive Sales & Rental

Bulk Fuel Service

Contractor (Limited)

Equipment Sales, Rental & Repair (Light)

Fleet Service (Light & Heavy)

General Industrial Use



Mini-Storage Facility

Warehouse, Distribution & Storage

Wholesale Establishment

Commercial/Industrial School

Corporate Head Office

Public Utility

Solar Collector

Industrial Support

Accessory Building

Perfect for a small business owner, operator,  
or current owner looking to expand â€”  
donâ€™t miss this opportunity to own instead  
of lease!

Built in 1979

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2210264   |
| Price      | \$359,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.59       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4004 36 Street   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |

Postal Code T7S 0A2

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

### Interior

Heating Natural Gas, Radiant

### Exterior

Roof Asphalt Shingle

Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025

Days on Market 192

Zoning M-1

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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