



**GRASSROOTS**  
REALTY GROUP

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**3430 33 Street**  
**Whitecourt, Alberta**

**MLS # A2300072**



**\$2,299,000**

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**Division:** NONE

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**Type:** Warehouse

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**Bus. Type:** -

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**Sale/Lease:** For Sale

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**Bldg. Name:** Midfield Valve & Supply

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**Bus. Name:** -

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**Size:** 16,410 sq.ft.

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**Zoning:** M-1

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<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> -
<b>Sewer:</b> -	<b>Lot Feat:</b> -

**Inclusions:** Pipe racks and Quanset in rear, Pallet racks in Bay 2

**ATTENTION INVESTORS!** Long term tenant staying. This shop was purpose built for the tenant in 2007 and the same tenant, now known as Midfield Valve & Supply still occupies the main 14,150 sq.ft. known as Bay 1. Bay 2 is 2,260 sq.ft. 1 level and is expected to be rented for \$2,500 soon. It is very well built and in exceptional shape. The main floor provides a racking area for parts display and a large area for 6 offices/reception/order desk area of about 1,200 sq.ft. Overhead on the second level are 2 more offices, 2 washrooms, a kitchen and a large Conference Room. Bay 1 is leased for \$12,000 per month triple net.