



GRASSROOTS

REALTY GROUP

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5292/96 48 Avenue
Whitecourt, Alberta

MLS # A2303591



\$975,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Old TRL Gas Co-Op
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	M 4

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	none

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

PRICED UNDER RECENT APPRAISAL ! If your business is Industrial but you would prefer Highway exposure then this property may be just the right mix. This 6,000 sq.ft. shop offers 3 different 100 foot Bays, one which is a lock off. There is main floor reception and office, space plus the upper mezzanine provides 1,385 sq.ft. with 3 more large offices and a kitchen area. The new zoning is M-4 Highway Industrial. It is located off Hwy 43 just before the entrance to Millar Western Pulp, great exposure. The shop sits on .75 acres but the property also includes the adjoining fenced compound of .86 acres. Perfect for an RV dealer. Is this where you need to be?