



**GRASSROOTS**  
REALTY GROUP

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**3766 41 Avenue**  
**Whitecourt, Alberta**

**MLS # A2328442**



**\$499,000**

|             |              |
|-------------|--------------|
| Division:   | NONE         |
| Type:       | Industrial   |
| Bus. Type:  | -            |
| Sale/Lease: | For Sale     |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 1,200 sq.ft. |
| Zoning:     | M1           |

|             |                                             |                |            |
|-------------|---------------------------------------------|----------------|------------|
| Heating:    | None                                        | Addl. Cost:    | -          |
| Floors:     | -                                           | Based on Year: | -          |
| Roof:       | Asphalt Shingle                             | Utilities:     | -          |
| Exterior:   | -                                           | Parking:       | -          |
| Water:      | -                                           | Lot Size:      | 2.99 Acres |
| Sewer:      | -                                           | Lot Feat:      | -          |
| Inclusions: | Old Garage with power pole and Telus Tower. |                |            |

Zoned as M-1 . A developed and fenced industrial lot with 2.99 acres and an older warehouse is 1200 sq' . The next-door parcel is also available. The building is not heated. The gas line is at the property line. 3-phase power. Communications tower on a yearly lease.