



GRASSROOTS
REALTY GROUP

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3307 41 Avenue
Whitecourt, Alberta

MLS # A2333612



\$899,900

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	RCMP Highway Patrol
Size:	5,600 sq.ft.
Zoning:	M-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.24 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Attention: INDUSTRIAL INVESTORS ! This well located Industrial shop provides 5,600 sq.ft. of top notch space. It sits on 1.24 with individually fenced compounds. The North end space is 3,600 sq. ft. and is occupied by the Ferderal Gov't. and encompasses 2 shops, each 24' x 50' with an additional 24' x 50' used for offices. There is also an upper meeting room an another office . The south portion is 2,000 sq.ft. providing a 24' x 50' shop a plus an addeitional 16' x 50' Reception & offices. (Recently empty and available for Lease.) The shop part also has an upper single office. The property is all fenced and paved and in very good condition. A great investment that also allows you to operate your own buisness in the south bays.