



**GRASSROOTS**  
REALTY GROUP

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1 and 2, 3911 37 Avenue  
Whitecourt, Alberta

MLS # A2195713



**\$1,300,000**

Division: NONE  
Type: Warehouse  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 24,750 sq.ft.  
Zoning: M-1

<b>Heating:</b>	Boiler, Combination, Overhead Heater(s), Radiant, Varies by Unit	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	2 5 to overhead cranes. Used hot water wash system		

\$700,000. discounted price from Assessment of \$2,017,300.00 to list of 1,300,000.00 For this 24,750 s.f. sf bldg on 2.55 acres of land in prime hilltop location close to hiway 43. Building one is 17,250 sf. with front offices and reception area and back 2 storey offices with 8 overhead doors- 3 are 16 ft. high and bays are 70 ft. deep one double bay, a wash bay and single bay and a quadruple bay hoisting a 5 ton crane... The second building is newer with front office a mezz and triple combo bay and wash bay. 4 overhead doors. in floor and radiant heat. two buildings face each other with common yard space and extra .75 acres at back for parking. fenced yard. access from two streets.. Also holds a 5 ton crane and exhaust fan and booth. THE REASON FOR PRICE REDUCTION THAT THE QUADRUPLE BAY OF THE 1/2 BUILDING SUFFERED A FIRE DAMAGING ELECTRICAL AND POSSIBLY THE CRANE, ALSO CREATING A LOT OF SOOT. ROUGH ESTIMATE OF \$250000.00 VENDOR IS SELLING IN AS IS CONDITION WITHOUT ANY WARRANTIES. This is a bargain for anyone with mechanical aptitude.