

# \$3,495,000 - 3765 30 Street, Whitecourt

MLS® #A2196826

**\$3,495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

Industrial Facility in Whitecourt's Newest Industrial Subdivision.

Situated in a prime location in Whitecourt's industrial hill subdivision, this 14,440(+/- ) sq. ft. industrial building offers exceptional functionality on 5.8+ acres of fenced, graveled, and compacted yard space with additional paved parking.

The main level features 1,900 sq. ft. of high-quality office and boardroom space, complemented by an additional 1,500 sq. ft. on the second floor. The 11,000 sq. ft. shop is constructed with steel beams, fully insulated, and heated with radiant tube heaters, engineered make-up air units, and circulating fans for optimal climate control.

Access is from the office with two man doors.

The shop has ten overhead doors, each measuring 16' wide by 18' high, all powered and insulated. Additionally, a fabric quonset at the rear of the property is equipped with power.

Utilities & Services: Water and sewer services are provided by the Town of Whitecourt.

This property presents an outstanding opportunity for industrial operations seeking ample space, modern infrastructure, and a strategic location.



Built in 2013

## Essential Information

MLS® #	A2196826
Price	\$3,495,000
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	3765 30 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0E4

### **Interior**

Heating	Forced Air, Natural Gas, Combination, Floor Furnace, Radiant
Cooling	Central Air

### **Exterior**

Roof	Metal
Construction	Wood Frame, Post & Beam
Foundation	Slab

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	58
Zoning	M-1

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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