

# \$3,400,000 - 594058, 125b Range Road, Whitecourt

MLS® #A1145019

**\$3,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.87 Acres

NONE, Whitecourt, Alberta

Thinking about investing in commercial Real Estate, this is the one to look at! This shop is fully leased to a AAA renter for 5 years. Premium shop, metal construction with a total of 13 front offices plus reception, kitchen / lunch room, filing and a board room. Some furnishings available. Two end drive through wash bays and four more pull through bays and two middle bays. Fenced parking at the rear with power. Yard is gravel packed. Located in Woodlands Business Park, beside the Whitecourt Airport. This property is a great investment.

Built in 2014

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1145019    |
| Price      | \$3,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 4.87        |
| Year Built | 2014        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 594058, 125b Range Road |
| Subdivision | NONE                    |
| City        | Whitecourt              |
| County      | Woodlands County        |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T7S 0A1 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Available  |
| Parking Spaces | 100  |
| Parking        | Off Street, 220 Volt Wiring, Additional Parking, Drive Through, Gated, Garage Door Opener, Gravel Driveway, Oversized, Owned, RV Access/Parking, Secured |
| # of Garages   | 6  |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Storage, Beamed Ceilings             |
| Heating           | Forced Air, Natural Gas, Exhaust Fan |
| Cooling           | Other                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Cleared, Corner Lot   |
| Roof              | Metal                 |
| Construction      | Metal Frame           |
| Foundation        | Poured Concrete, Slab |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2021 |
| Days on Market | 1427                |
| Zoning         | C                   |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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