

# \$700,000 - 3807 38 Avenue, Whitecourt

MLS® #A2192954

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

This commercial building is 6,250 sq' located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was build in 1964 with an addition in 2000. The lot is 0.62 of an acre with a paved parking lot, a loading dock, and high ceilings. Overhead door is a 8' x 6' door. Inside the space is open and includes 4 offices, 2 washrooms, and a utility room. Zoned M1 - service industrial. Seller would also consider a long-term lease with a quick possession.

Built in 1980

## Essential Information

MLS® #	A2192954
Price	\$700,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	3807 38 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A2



**Interior**

Heating	Natural Gas, Floor Furnace
Cooling	Central Air

**Exterior**

Construction	Metal Frame, Metal Siding
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**Additional Information**

Date Listed	February 6th, 2025
Days on Market	187
Zoning	M11

**Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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