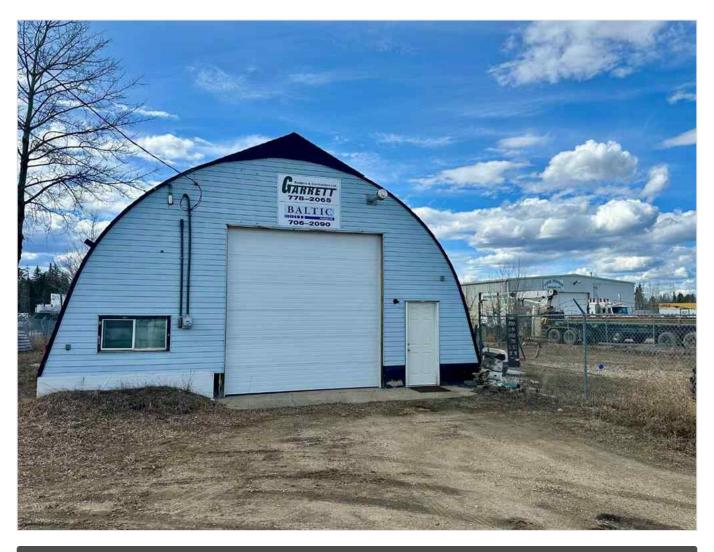


4004 36 Street , Whitecourt, Alberta - \$359,900



Main Photo

Property Description

Excellent Opportunity - Shop for Sale in Prime Hilltop Location!

This 1,705 sq. ft. heated shop sits on a spacious 0.59-acre fenced and graveled lot, offering ample space for storage or parking. Ideally located in the Hilltop Industrial area, this drive-through shop features a 12-foot front overhead door and a 14-foot rear overhead door, allowing easy access for equipment and vehicles. The building measures 31 feet wide by 55 feet deep and is heated with efficient radiant heat, making it a comfortable workspace year-round. A convenient washroom is located inside the building, adding to the functionality of the space.



Zoned M-1 (Mixed Industrial), this property allows for a wide range of permitted uses, including: Automotive Vehicle Repair & Service Automotive Sales & Rental **Bulk Fuel Service** Contractor (Limited) Equipment Sales, Rental & Repair (Light) Fleet Service (Light & Heavy) General Industrial Use Mini-Storage Facility Warehouse, Distribution & Storage Wholesale Establishment Commercial/Industrial School Corporate Head Office **Public Utility** Solar Collector **Industrial Support Accessory Building** Perfect for a small business owner, operator, or current owner looking to expand — don't miss this opportunity to own instead of lease!

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