



3375 33 Street , Whitecourt, Alberta - \$12,240



Main Photo

Property Description

Sept. 1 /25 BONUS !!!!! 1ST 4 MONTHS FREE WITH A MINIMUM 2 YR. SIGNED LEASE. This 12,240 sq.ft. shop is in amazing condition and offers 1 large space or can be leased into 4 separate areas. The main space provides for a large Reception area 6 Offices, Parts room, Large Kitchen/Mtg room, Lunch room and 4 bathrooms. See floor plan attached. Renting the whole building is \$12.00 per sq.ft. triple net. This will provide you with 3 individual shop spaces + Drive-thru wash Bay, plus all the offices. There are 3 OH doors at the Front as well as 3 at the Rear. This building has been very well maintained and improved upon. It is possible to remove the new interior shop walls to create one 8,800 sq.ft. of shop with 2 drive-thru bays + the drive-thru Wash Bay and the 3,440 sq.ft. of office space. As well there is plenty of exterior parking and



storage available. Located just off Highway 43 in the new Industrial area.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX ADVANTAGE (WHITECOURT)



P: