

# \$1,300,000 - 1 And 2, 3911 37 Avenue, Whitecourt

MLS® #A2195713

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

\$700,000. discounted price from Assessment of \$2,017,300.00 to list of 1,300,000.00 For this 24,750 s.f. sf bldg on 2.55 acres of land in prime hilltop location close to hiway 43.

Building one is 17,250 sf. with front offices and reception area and back 2 storey offices with 8 overhead doors- 3 are 16 ft. high and bays are 70 ft. deep one double bay, a wash bay and single bay and a quadruple bay hoisting a 5 ton crane... The second building is newer with front office a mezz and triple combo bay and wash bay. 4 overhead doors. in floor and radiant heat. two buildings face each other with common yard space and extra .75 acres at back for parking. fenced yard. access from two streets.. Also holds a 5 ton crane and exhaust fan and booth. THE REASON FOR PRICE REDUCTION THAT THE QUADRUPLE BAY OF THE 1/2 BUILDING SUFFERED A FIRE DAMAGING ELECTRICAL AND POSSIBLY THE CRANE, ALSO CREATING A LOT OF SOOT. ROUGH ESTIMATE OF \$250000.00 VENDOR IS SELLING IN AS IS CONDITION WITHOUT ANY WARRANTYS. This is a bargain for anyone with mechanical aptitude.



Built in 1985

## Essential Information

MLS® #	A2195713
Price	\$1,300,000

Bathrooms 0.00  
Acres 0.00  
Year Built 1985  
Type Commercial  
Sub-Type Warehouse  
Status Active

### Community Information

Address 1 And 2, 3911 37 Avenue  
Subdivision NONE  
City Whitecourt  
County Woodlands County  
Province Alberta  
Postal Code T7S 0C3

### Interior

Heating Boiler, Combination, Overhead

### Exterior

Roof Metal  
Construction Metal Frame, Metal Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 18th, 2025  
Days on Market 41  
Zoning M-1

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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