

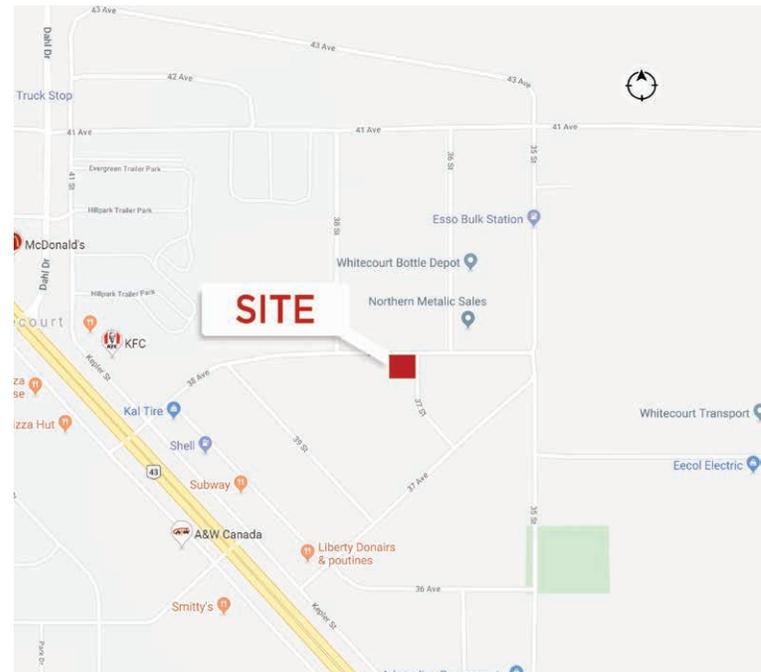
WELL DEVELOPED OFFICE



**6,800 SF Freestanding Building  
on 0.56 Acres**

**Property Highlights**

- Excellent access to Highway 43 and all nearby services
- Well developed office/showroom space
- Ability to convert to small bay multi-tenant income producing property
- Secure fenced yard



**Chris Sieben**  
Partner Emeritus  
780 720 0227  
chris.sieben@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

## Property Details

<b>Municipal Address:</b>	3703 38 Avenue, Whitecourt, AB	<b>Year Built:</b>	1978
<b>Legal Description:</b>	Plan 7521663, Block 8, Lot 11	<b>Loading:</b>	(2) 12' x 12' Drive-Thru Grade
<b>Zoning:</b>	Industrial District (M-1)	<b>Ceiling Height:</b>	14' Clear
<b>Available Size:</b>	2,000 SF (Office/Showroom) 2,000 SF (Shop) 2,800 SF (Second Floor Office) <b>6,800 SF (Total)</b>	<b>Sale Price:</b>	<b>\$ 900,000.00</b>
<b>Site Size:</b>	±0.56 Acres	<b>Taxes:</b>	\$5,924 (2019)
<b>Site Coverage Ratio:</b>	16.4%	<b>Lease Rate:</b>	Market
		<b>Operating Costs:</b>	TBC

## Aerial



**Chris Sieben**  
Partner Emeritus  
780 720 0227  
chris.sieben@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Property Photos**



**Chris Sieben**  
Partner Emeritus  
780 720 0227  
chris.sieben@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)