



## Freestanding Office/Shop in Whitecourt

### Property Highlights

- 5,000 SF office/shop
- Well developed office space over two floors
- Fenced, gravelled, and secure yard area
- Cold storage area not included in the GLA
- 2 stage sump
- Sublease expiry: May 31, 2024



### Chris Sieben

Partner

780 720 0227

[chris.sieben@cwedm.com](mailto:chris.sieben@cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 28, 2023

### 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>	3516 35 Street, Whitecourt, AB
<b>Legal Description:</b>	Plan 9923098 Lot 1
<b>Zoning:</b>	M-1 Service Industrial
<b>Neighbourhood:</b>	Whitecourt
<b>Site Size:</b>	1.25 Acres
<b>Site Coverage Ratio:</b>	5.5%
<b>Loading:</b>	Grade
<b>Ceiling Height:</b>	+/- 16'
<b>Parking:</b>	Exclusive parking area

<b>Lighting:</b>	Halide
<b>Heating:</b>	Radiant
<b>Available Size:</b>	1,000 SF - Office 1,000 SF - Second Floor Office 3,000 SF - Shop 5,000 SF - Total
<b>Availability:</b>	60 Days
<b>Gross Lease Rate:</b>	Market

## Aerial

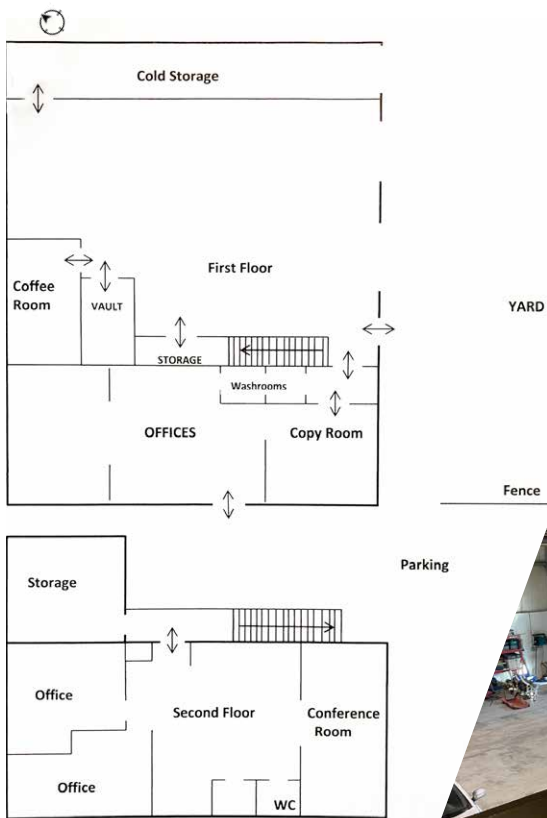


**Chris Sieben**  
Partner  
780 720 0227  
chris.sieben@cwedm.com

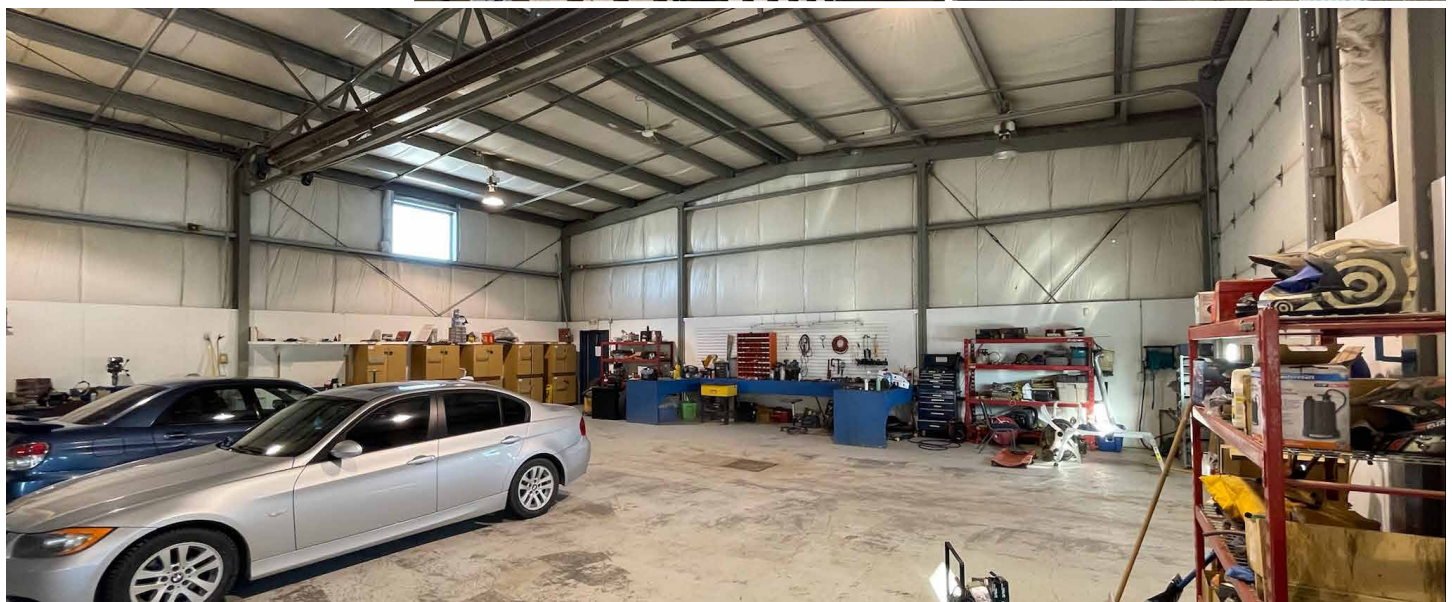
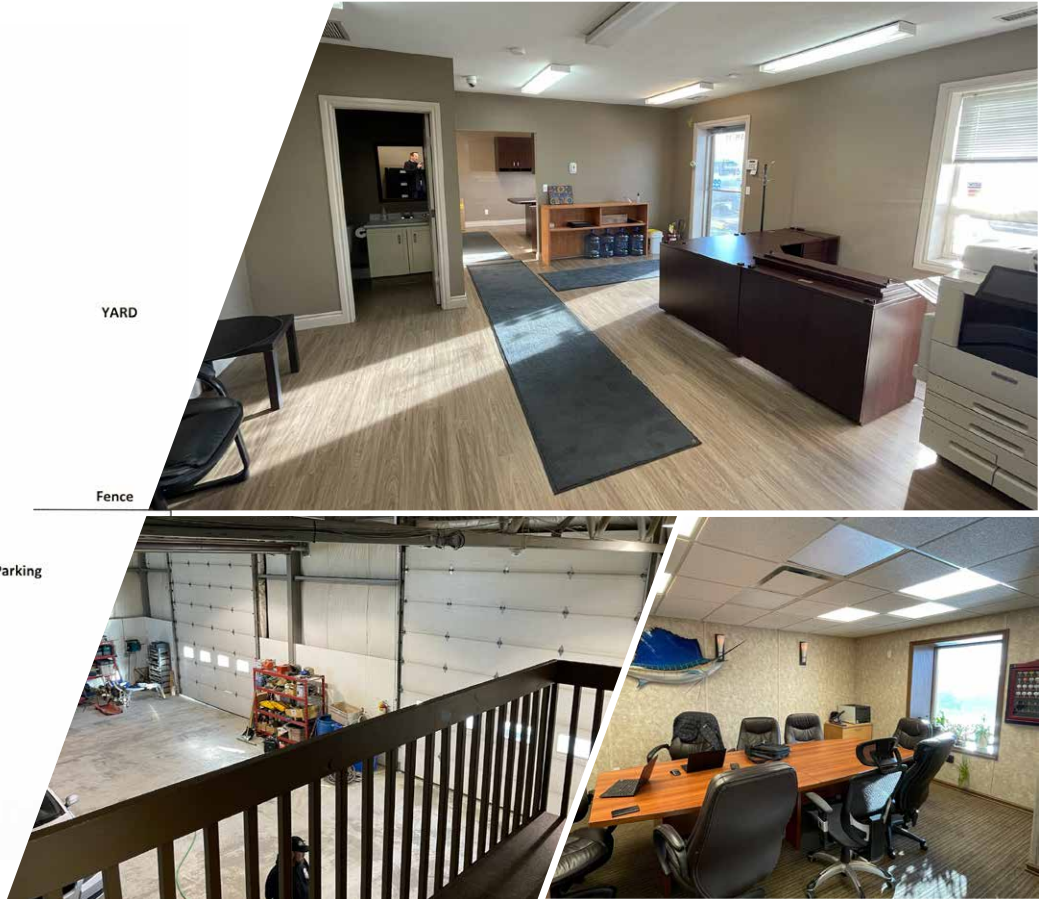
**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)



**Floor Plan**



**Office/Bay Photos**



**Chris Sieben**  
Partner  
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)

**Chris Sieben**

Partner  
780 720 0227  
chris.sieben@cwedm.com

**Kennedy Munro**

Associate  
780 670 3042  
kennedy.munro@cwedm.com

[cwedm.com](http://cwedm.com)

