

LOW SITE COVERAGE RATIO

WEIGH SCALE ON SITE

FOR SALE

**WHITECOURT
INDUSTRIAL
BUILDING**

**3704 35 Street,
WHITECOURT, AB**

26,425 SF Industrial Building

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- 7.6% Site Coverage Ratio
 - Yard Lighting
- Keypad Entry with Electric Roll Gates
- Corner Lot with Two access Points
 - Weigh Scale in Yard
 - Fully Fenced Yard
 - Dedicated Drive Through Wash Bay



PROPERTY DETAILS

MUNICIPAL ADDRESS

3704 35 Street, Whitecourt, AB,

LEGAL DESCRIPTION

Plan: 0524252 Block: 16 Lot: 12

Plan: 8020359 Block: 16 Lot: 2

ZONING

M1 - Service Industrial

NEIGHBOURHOOD

Whitecourt

BUILDING SIZE

4,800 SF Main Floor Office

2,500 SF Office Trailer

12,000 SF Warehouse

7,125 SF Yard Warehouse

26,425 SF Building

LOADING

(11) 12' x 16' Grade loading
(5 Drive through Bays)

(2) 10' x 12' Grade Loading
(Yard Warehouse)

(1) 8' x 10' Grade Loading
(Yard Warehouse)



SITE SIZE

7.89 Acres

SITE COVERAGE RATIO

7.6%

YEAR BUILT

1980

POWER

600 Volt , 600 Amp

3 Phase (TBC)

CRANES

3-Ton Overhead Crane

CEILING

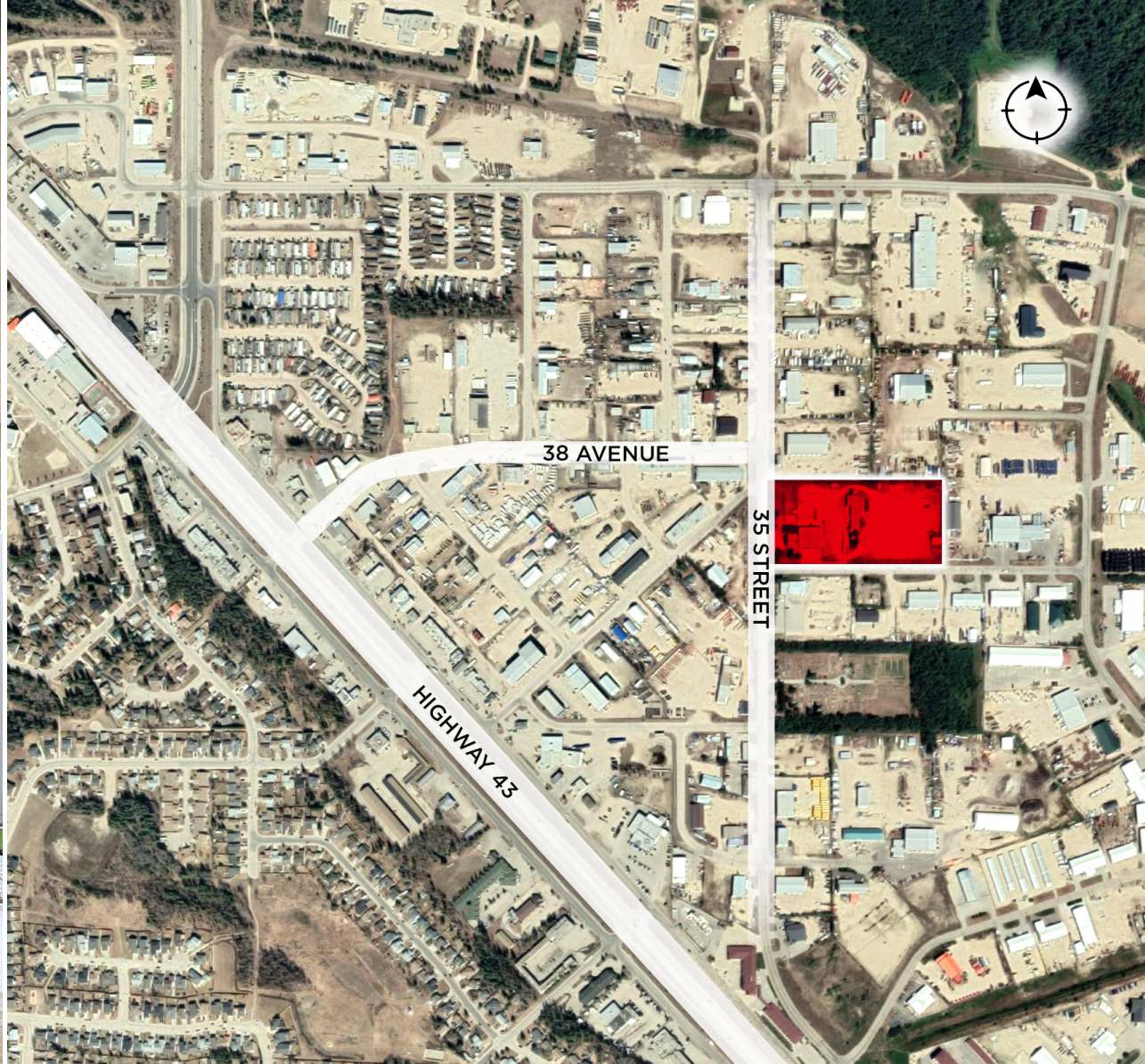
18.5 Clear'

SALE PRICE

\$3,000,000.00

TAXES

\$44,994.00



 cwedm.com
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Edmonton

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