

# \$3,400,000 - 594058, 125b Range Road, Whitecourt

MLS® #A1145019

**\$3,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.87 Acres

NONE, Whitecourt, Alberta

Thinking about investing in commercial Real Estate, this is the one to look at! This shop is fully leased to a AAA renter for 5 years. Premium shop, metal construction with a total of 13 front offices plus reception, kitchen / lunch room, filing and a board room. Some furnishings available. Two end drive through wash bays and four more pull through bays and two middle bays. Fenced parking at the rear with power. Yard is gravel packed. Located in Woodlands Business Park, beside the Whitecourt Airport. This property is a great investment.

Built in 2014

## Essential Information

MLS® #	A1145019
Price	\$3,400,000
Bathrooms	0.00
Acres	4.87
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	594058, 125b Range Road
Subdivision	NONE
City	Whitecourt
County	Woodlands County



Province	Alberta
Postal Code	T7S 0A1

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	100
Parking	Gravel Driveway, Off Street, 220 Volt Wiring, Additional Parking, Drive Through, Gated, Garage Door Opener, Oversized, Owned, RV Access/Parking, Secured
# of Garages	6

### Interior

Interior Features	Beamed Ceilings, Storage
Heating	Forced Air, Natural Gas, Exhaust Fan
Cooling	Other

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Cleared, Corner Lot
Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	September 7th, 2021
Days on Market	1318
Zoning	C

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.