# \$2,800,000 - 3919 35 Street, Whitecourt Airport

MLS® #E4455360

## \$2,800,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Whitecourt Airport, Whitecourt Airport, AB

Live the Good Life in Whitecourt! This Industrial Property sits on 4 fully fenced acres. perfect for any business needing space & versatility. Featuring 2 Shops: a 10,000 SqFt and a 4,000 SqFt plus a Quonset, and tons of Fenced, Gravel Yard Space. This site is ideal for heavy operations. The Larger Building offers 7 Bay Shop w/ full drive-through Truck Wash Bay, an Overhead Crane, and 3-Phase 600V Power. Enter the double Front Doors to find a Reception area, main floor private offices, bathrooms, a lunchroom & direct access to the shop. Access the upper level via main entrance as well as a 2nd entrance leading directly upstairs, giving option to lease out separately for additional income. The smaller Building can operate independently as it has its own office area. The Shop also includes a crane, mezzanine, and updated doors. Both shops have overhead & radiant heaters. Recent upgrades to the roof, HVAC system & Doors. This is turn key opportunity for growing business! Visit REALTOR® website for more info.

Built in 1980

# **Essential Information**

MLS® # E4455360 Price \$2,800,000







Bathrooms 0.00 Acres 0.00 Year Built 1980

Type Industrial Status Active

# **Community Information**

Address 3919 35 Street

Area Whitecourt Airport
Subdivision Whitecourt Airport
City Whitecourt Airport

County ALBERTA

Province AB

Postal Code T7S 0A2

#### **Exterior**

Exterior Concrete

Construction Concrete

## **Additional Information**

Date Listed August 29th, 2025

Days on Market 64

Zoning Zone 70

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