

#### FOR SALE/LEASE

### **Phoenix Multi-Bay**

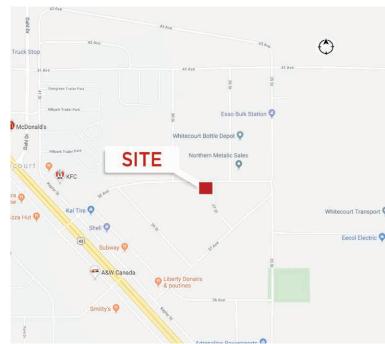
3703 38 Avenue, Whitecourt, AB



# 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**

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# Phoenix Multi-Bay 3703 38 Avenue, Whitecourt, AB

#### **Property Details**

Site Coverage Ratio:

Municipal Address: 3703 38 Avenue, Whitecourt, AB

Legal Description: Plan 7521663, Block 8, Lot 11

Zoning: Industrial District (M-1)

Available Size: 2,000 SF (Office/Showroom)
2,000 SF (Shop)
2,800 SF (Second Floor Office)
6,800 SF (Total)

Site Size: ±0.56 Acres

16.4%

Year Built: 1978

Loading: (2) 12' x 12' Drive-Thru Grade

Ceiling Height: 14' Clear

Sale Price: \$900,000.00

Taxes: \$5,924 (2019)

Lease Rate: Market

Operating Costs: TBC

#### **Aerial**



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#### **Property Photos**





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Edmonton

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