

# \$359,900 - 4004 36 Street, Whitecourt

MLS® #A2210264

**\$359,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.59 Acres

NONE, Whitecourt, Alberta

Excellent Opportunity â€“ Shop for Sale in  
Prime Hilltop Location!

This 1,705 sq. ft. heated shop sits on a  
spacious 0.59-acre fenced and graveled lot,  
offering ample space for storage or parking.  
Ideally located in the Hilltop Industrial area,  
this drive-through shop features a 12-foot front  
overhead door and a 14-foot rear overhead  
door, allowing easy access for equipment and  
vehicles. The building measures 31 feet wide  
by 55 feet deep and is heated with efficient  
radiant heat, making it a comfortable  
workspace year-round. A convenient  
washroom is located inside the building,  
adding to the functionality of the space.

Zoned M-1 (Mixed Industrial), this property  
allows for a wide range of permitted uses,  
including:

Automotive Vehicle Repair & Service

Automotive Sales & Rental

Bulk Fuel Service

Contractor (Limited)

Equipment Sales, Rental & Repair (Light)

Fleet Service (Light & Heavy)

General Industrial Use



Mini-Storage Facility

Warehouse, Distribution & Storage

Wholesale Establishment

Commercial/Industrial School

Corporate Head Office

Public Utility

Solar Collector

Industrial Support

Accessory Building

Perfect for a small business owner, operator,  
or current owner looking to expand â€”  
donâ€™t miss this opportunity to own instead  
of lease!

Built in 1979

### **Essential Information**

MLS® #	A2210264
Price	\$359,900
Bathrooms	0.00
Acres	0.59
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	4004 36 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta

Postal Code	T7S 0A2
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### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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### Interior

Heating	Natural Gas, Radiant
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### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	118
Zoning	M-1

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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