

# \$6,240 - 3807 38 Avenue, Whitecourt

MLS® #A2193228

**\$6,240**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

This commercial building is currently listed for sale or lease. Located one row from highway 43 in a highly visible location, on the high Whitecourt. Original building was build in 1964 with an addition in 2000. The lot is 0.62 of an acre with a paved parking lot, a loading dock, and high ceilings. Overhead door is a 8' x 6' door. Inside the space is open and includes 4 offices, 2 washrooms, and a utility room. Zoned M1 - service industrial. Seller would consider a long-term lease with a quick possession.

Built in 1980

## Essential Information

MLS® #	A2193228
Price	\$6,240
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	3807 38 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta



Postal Code            T7S 0A2

**Interior**

Heating                Floor Furnace, Natural Gas  
Cooling                Central Air

**Exterior**

Construction        Metal Frame, Metal Siding

**Additional Information**

Date Listed           February 6th, 2025  
Days on Market      183  
Zoning                M11

**Listing Details**

Listing Office        ROYAL LEPAGE MODERN REALTY

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