

\$358,998 - 4004 36 Street, Whitecourt

MLS® #A2268609

\$358,998

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® #	A2268609
Price	\$358,998
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

Amenities

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

Interior

Heating Natural Gas, Radiant

Exterior

Roof Asphalt Shingle

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Days on Market 6

Zoning M-1

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.