

## \$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 | 21                |
| Zoning         | Zone 70           |

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Listing information last updated on September 19th, 2025 at 7:47am MDT