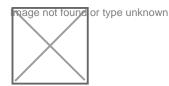


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5109 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Whitecourt, Alberta

Listing ID: 29067

**MLS ID:** A2189976

\$249,900



- AMANDA STANCHFIELD
- **2** (780) 262-0550
- ☑ RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 5109 50 Street , Whitecourt , Alberta T7S 1N4

Transaction Type Title Days On Market

For Sale Fee Simple 158

Zoning Subdivision Building Type

C-5 Mixed Use,Retail,Street Level
Storefront,Walk-up

Year Built Structure Type Property Type
1960 Retail Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 662CL 1219.00

Building Area (Sq. M.) Footprint (Sq. Ft.) Parking

113.25 3900 2

Construction TypeRoofFoundationBrick, ConcreteFlatPoured Concrete

Access to Property

Cooling Heating Back Alley Access, Front and Rear Drive

Central Air Central, Natural Gas access, Direct Access, Private, Public

Transportation Nearby

InclusionsRestrictionsReportsNegotiableNone KnownNone

Located in the heart of Whitecourt's bustling downtown, this property offers exceptional visibility and accessibility—perfect for businesses looking to make an impact. Recently upgraded, it features a new furnace, central AC, hot water tank, and fresh flooring throughout, making it move-in ready for savvy investors. With plenty of parking—dedicated spots at the back and convenient street parking out front—customers and employees alike will appreciate the ease of access. Inside, the spacious layout offers endless possibilities for retail, office, or other commercial ventures, allowing you to design the space to fit your needs perfectly. This location benefits from steady foot traffic, ensuring your business gets the exposure it deserves. Plus, as Whitecourt continues to grow, this property positions you to take full advantage of the town's expanding economy and vibrant community. Perfect space for a Hair Salon, Retail business, professional office space and so much more!

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