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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**
 (780) 262-0550

 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 5109 50 Street , Whitecourt , Alberta T7S 1N4

Transaction Type For Sale	Title Fee Simple	Days On Market 158
Zoning C-5	Subdivision NONE	Building Type Mixed Use,Retail,Street Level Storefront,Walk-up
Year Built 1960	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 662CL	Building Area (Sq. Ft.) 1219.00
Building Area (Sq. M.) 113.25	Footprint (Sq. Ft.) 3900	Parking 2
Construction Type Brick,Concrete	Roof Flat	Foundation Poured Concrete
Cooling Central Air	Heating Central,Natural Gas	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Private,Public Transportation Nearby
Inclusions Negotiable	Restrictions None Known	Reports None

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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