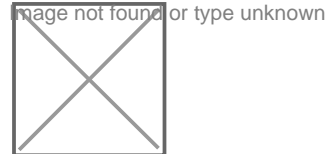


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5015 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
29652

MLS ID:
A2199689

\$164,900



 **PAUL CHAUVET**
 (780) 268-3949

 **EXIT REALTY RESULTS**
 780-779-0090

 5015 51 Avenue , Whitecourt , Alberta T7S 1P4

Transaction Type For Sale	Days On Market 118	Zoning C-5
Subdivision NONE	Year Built 1945	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 662cl
Building Area (Sq. Ft.) 741.53	Building Area (Sq. M.) 68.89	Inclusions fridge, dryer, desks
Restrictions None Known	Reports None	

Ideal for a Massage Therapist, Accountant, or Law Office This fantastic office space offers a perfect blend of functionality and charm, ideally suited for a variety of professional uses. Located in the heart of downtown Whitecourt, this building is easily accessible and offers a comfortable, modern workspace for your growing business. Key Features: Reception Area: Welcoming space for clients and visitors Private Office: Cozy office with ample natural light File Room: Secure space for storing important documents Kitchen: Convenient kitchen area for staff use 4-Piece Bathroom: Well-maintained bathroom for your convenience Basement: Additional storage space for your business needs Parking: 4 dedicated parking spots in the back for easy client access New Shingles (2020): Roof recently replaced for peace of mind New Furnace (2024): Efficient heating system for year-round comfort New Windows (2018): Modern, energy-efficient windows that enhance the building's curb appeal and energy efficiency Outdoor Space: Includes a beautiful plum tree that is a great producer! This space is perfect for professionals like massage therapists, accountants, or law offices seeking a well-maintained, accessible location in a prime area of Whitecourt. With plenty of natural light, modern upgrades, and flexible floor space, it's the ideal setting to help your business thrive.

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