

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

**\$138,900**



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

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

 5015 51 Avenue , Whitecourt , Alberta T7S 1P4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 460	<b>Zoning</b> C-5
<b>Subdivision</b> NONE	<b>Year Built</b> 1945	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 662cl
<b>Building Area (Sq. Ft.)</b> 741.53	<b>Building Area (Sq. M.)</b> 68.89	<b>Inclusions</b> fridge, dryer, desks
<b>Restrictions</b> None Known	<b>Reports</b> 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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