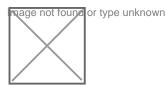


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (780) 268-3949
- EXIT REALTY RESULTS
- **2** 780-779-0090
- 5015 51 Avenue, Whitecourt, Alberta T7S 1P4

**Transaction Type** 

For Sale

**Days On Market** 

180

**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 Reports
None Known 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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