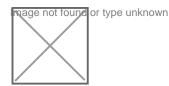


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4923 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWhitecourt, Alberta

Listing ID: 30837

MLS ID: A2227700

\$259,000



- **△** PAUL CHAUVET
- **2** (780) 268-3949
- EXIT REALTY RESULTS
- **2** 780-779-0090
- 4923 51 Avenue , Whitecourt , Alberta T7S 1A1

Transaction Type

For Sale

Days On Market

Zoning

c-5

Subdivision

NONE

Year Built

1960

Structure Type

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

Mixed Use

662CL

Building Area (Sq. Ft.)

2166.36

Building Area (Sq. M.)

201.26

Inclusions

none

Restrictions None Known Reports None

Prime Downtown Investment Opportunity - Solid Commercial Building with Income Potential! Own a piece of downtown with this versatile and solidly built former post office, now home to 4 established tenants and plenty of off-street parking — a rare find in the city center! There is only one space left. Use it for your own business or rent it out to a fifth tenant for a fully rented building! Property Highlights: Historic charm with modern updates Brand new heating system just installed Excellent downtown location – walkable, visible, and accessible Ample parking for tenants and clients Ideal for an owner-occupier - move your business in and let rental income offset your mortgage! Perfect for: Law firms, consultants, accountants, or any professional office use looking for prestige and convenience. Location: Center of downtown, surrounded by amenities, shops, and services. Don't miss this rare opportunity to invest smart and work where you own. A great space for your business to grow while building equity!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.