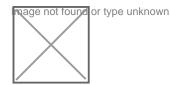


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4923 51 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Whitecourt, Alberta

Listing ID: 30837

MLS ID: A2227700

\$229,000



**△** 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** 

65

Zoning

c-5

Subdivision

NONE

Year Built

1960

Structure Type

Mixed Use

Property Type

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 662CL

**Building Area (Sq. Ft.)** 

2166.36

Building Area (Sq. M.)

201.26

Inclusions

none

Restrictions
None Known

Reports None

VENDOR WILL CONSIDER VENDOR FINANCING!! 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!

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