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## 4923 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Whitecourt, Alberta



**Listing ID:**  
30837

**MLS ID:**  
A2227700

**\$259,000**



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

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

 4923 51 Avenue , Whitecourt , Alberta T7S 1A1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> c-5
<b>Subdivision</b> NONE	<b>Year Built</b> 1960	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 662CL
<b>Building Area (Sq. Ft.)</b> 2166.36	<b>Building Area (Sq. M.)</b> 201.26	<b>Inclusions</b> none
<b>Restrictions</b> None Known	<b>Reports</b> 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!

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