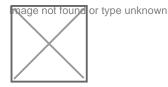


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5109 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Whitecourt, Alberta

Listing ID: 31814

MLS ID: A2250289

\$1,700



- AMANDA STANCHFIELD
- **2** (780) 262-0550
- ☑ RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 5109 50 Street , Whitecourt , Alberta T7S 1N4

Transaction Type Days On Market Lease Amount

For Lease 63 1700.00

C-5

Monthly

Lease Frequency Zoning Subdivision

Building Type Year Built Structure Type

Retail 1960 Retail

Property TypeProperty Sub TypeLegal PlanCommercialRetail662CL

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

1353.00 125.70 3900

Lot Size (Acres)Footprint (Sq. Ft.)Cooling0.091353Central Air

U.09 1353 Central Air

Access to Property

Heating
Forced Air,Natural Gas

Commercial Amenities
Laundry Facility,ParkingExtra,Storage,Storefront
Accessible to Major Traffic Route,Back
Alley Access,Front and Rear Drive
access,Direct Access,Public

Transportation Nearby

NONE

InclusionsRestrictionsReportsnaNone KnownNone

Prime Main Street Commercial Opportunity! This versatile building is located on Main Street, just down the road from the site of Whitecourt's new Culture & Events Centre at Festival Park—a fantastic spot to set up your business in the heart of the action. Previously operated as a hair salon, the space is well-suited for a similar business but can easily be adapted for a variety of uses. Whether you're envisioning a boutique coffee shop, retail storefront, professional office, or creative studio, the possibilities are endless! The layout includes: A welcoming reception area Open central workspace Two private rooms at the back Laundry room Small 2-piece bathroom With street parking in the front, rear parking, and room to add onto the back of the building, this property offers flexibility and convenience for your growing business. For Sale or Lease – don't miss this excellent opportunity to establish your business in a prime, high-visibility location!

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