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4915 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Whitecourt, Alberta

Listing ID:
32655

MLS ID:
A2266842

\$419,900



 **AMANDA STANCHFIELD**
 (780) 262-0550

 **RE/MAX ADVANTAGE (WHITECOURT)**
 780-778-6678

 **4915 51 Avenue , Whitecourt , Alberta T7S 1M2**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	112
Zoning	Subdivision	Building Type
C-5 Main Street Downtown	NONE	Mixed Use,Street Level Storefront
Year Built	Structure Type	Property Type
1968	Other	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	8021704	4400.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
408.77	5625	0.13
Roof	Cooling	Heating
Tar/Gravel	Central Air	In Floor,Forced Air,Natural Gas
Inclusions	Restrictions	Reports
na	None Known	Leases

Prime Downtown Investment Property – Stable Tenant in Place Here's your chance to own a proven income-producing commercial property in the heart of downtown Whitecourt. This 4,400 sq.ft. retail building sits on a 5,625 sq.ft. lot and is home to one of Whitecourt's most established and recognized businesses — Whitecourt Stationery. The store has served the community for decades and recently transitioned to new ownership, bringing fresh energy and ideas while retaining much of its experienced and long-term staff. A new 5-year lease is in place, providing dependable income for investors seeking a secure, low-maintenance property. The tenant continues to deliver strong, community-based business with steady traffic and a loyal customer base. The building itself has been well-maintained and upgraded, featuring a new furnace, new hot water tanks, and central air conditioning. Zoned C-5 Main Street Downtown, the location offers excellent visibility, walk-in traffic, and proximity to other established retail and service businesses. Whether you're expanding your commercial portfolio or seeking a reliable investment with a quality tenant already in place, this property presents a turnkey opportunity in a proven downtown location. Building Size: 4,400 sq.ft. Lot Size: 5,625 sq.ft. Zoning: C-5 Main Street Downtown Tenant: Whitecourt Stationery (new ownership, long-time staff)

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