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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

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|---|-----------------------------------|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 66 |
| Zoning C-5 Main Street Downtown | Subdivision NONE | Building Type Mixed Use,Street Level Storefront |
| Year Built 1968 | Structure Type Other | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 8021704 | Building Area (Sq. Ft.) 4400.00 |
| Building Area (Sq. M.) 408.77 | Lot Size (Sq. Ft.) 5625 | Lot Size (Acres) 0.13 |
| Roof Tar/Gravel | Cooling Central Air | Heating In Floor,Forced Air,Natural Gas |
| Inclusions na | Restrictions None Known | Reports 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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