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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

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