

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.

4915 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
34708

MLS ID:
A2298272

\$419,900



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

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

 4915 51 Avenue , Whitecourt , Alberta T7S 1M2

Transaction Type For Sale	Title Fee Simple	Days On Market 63
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 Pro-Forma

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 4-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)

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.