

**4908 51 Avenue
Whitecourt, Alberta****MLS # A2217896****\$449,900****Division:** NONE**Type:** Business**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,190 sq.ft.**Zoning:** C-5**Heating:** Forced Air, Natural Gas**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Asphalt Shingle**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Turnkey Commercial Building in Prime Whitecourt Location. Fully renovated with an effective age of 2017, this 1,190 sq. ft. commercial property is ideally located on one of Whitecourt's main streets, offering high visibility and easy access. Zoned for business or retail use, the building features two self-contained units—perfect for running multiple businesses or generating rental income. The main floor includes four spacious rooms, a 2-piece bathroom with laundry hookups, a staff kitchen with an Italian tile backsplash, and durable tile flooring throughout. The welcoming entryway features garden doors and the original chimney, preserved to add unique character. Central air conditioning, excellent natural light, and plenty of storage complete this stylish and functional space. The fully finished basement suite includes two rooms, a kitchen, a 2-piece bathroom, and a large meeting or common area. It's finished with vinyl plank adhesive dry core commercial-grade flooring for durability and easy maintenance. The utility room also features a backup preventer system. Additional features include: wheelchair-accessible ramp, large parking lot at the rear, storage shed, back alley access, located next to a park. Tastefully updated and move-in ready, this property offers an exceptional opportunity in the heart of Whitecourt for business owners or investors alike. Renovations include: Shingles (2015), front foyer addition, side addition, rear addition (entry to Unit B) & composite decking (2017), new wall insulation, new doors, CAT 6 wiring, lights and electrical upgraded, flooring throughout, newer framing (2x6), new drywall, new trim & plumbing (2017). Also in 2017: Exterior - Hardy Board siding, exterior windows, rear deck and ramp, gas line meter upgraded, shingles on additions, AC, ducting, HWT, nat. gas furnace and sewer back up preventer, stamped

concrete and pavement. In 2018: Basement unit: drywall and T&G wood, plumbing, flooring and drycore, electrical, insulation, framing (2x6), doors, lighting, CAT 6 wiring, refurbished cabinets, ceiling (insulated and T&G wood).