

**4915 51 Avenue
Whitecourt, Alberta****MLS # A2266842****\$419,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Whitecourt Stationery
Bus. Name:	-
Size:	4,400 sq.ft.
Zoning:	C-5 Main Street Downtown

Heating:	In Floor, Forced Air, Natural Gas
Floors:	-
Roof:	Tar/Gravel
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	na

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.13 Acre
Lot Feat:	-

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)