

**4915 51 Avenue  
Whitecourt, Alberta**

**MLS # A2266842**

**\$419,900**



**Heating:** In Floor, Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.13 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** na

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)