

**5112 50 street
Whitecourt, Alberta****MLS # A2271804****\$7,450 per month**

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,250 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Other	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	shelving		

Discover an exceptional opportunity with this fully rebuilt commercial building, strategically situated in the heart of downtown Whitecourt. Located on Main Street, this prime location offers unparalleled access to essential amenities, with 3 banks, shopping, hotels, brew houses, and a variety of restaurants, etc. just steps away. With over 5250 sq ft of versatile space, this building was completely renovated in 2013 to accommodate Pharmasave, including a new Cozy Roof, ensuring modern facilities and infrastructure. ENTREPRENEUR ALERT- this building, with its combination of retail/open space and many clinic ready offices, the right person could operate their own business while generating income and foot traffic by renting rooms out to other professionals. This could be an ideal location for a doctor's office, pharmacy, vet clinic, medical imaging, or combination of many ventures. Imagine owning your own business and having other businesses pay your rent for you!