

**5015 51 Avenue  
Whitecourt, Alberta**

**MLS # A2199689**

**\$138,900**



**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 742 sq.ft.

**Zoning:** C-5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** fridge, dryer, desks

Ideal for a Massage Therapist, Accountant, or Law Office. This fantastic office space offers a perfect blend of functionality and charm, ideally suited for a variety of professional uses. Located in the heart of downtown Whitecourt, this building is easily accessible and offers a comfortable, modern workspace for your growing business. Key Features: Reception Area: Welcoming space for clients and visitors

Private Office: Cozy office with ample natural light    File Room: Secure space for storing important documents    Kitchen: Convenient kitchen area for staff use    4-Piece Bathroom: Well-maintained bathroom for your convenience    Basement: Additional storage space for your business needs    Parking: 4 dedicated parking spots in the back for easy client access    New Shingles (2020): Roof recently replaced for peace of mind    New Furnace (2024): Efficient heating system for year-round comfort    New Windows (2018): Modern, energy-efficient windows that enhance the building's curb appeal and energy efficiency    Outdoor Space: Includes a beautiful plum tree that is a great producer! This space is perfect for professionals like massage therapists, accountants, or law offices seeking a well-maintained, accessible location in a prime area of Whitecourt. With plenty of natural light, modern upgrades, and flexible floor space, it's the ideal setting to help your business thrive.