

**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.