



**GRASSROOTS**  
REALTY GROUP

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**4923 51 Avenue**  
**Whitecourt, Alberta**

**MLS # A2227700**



**\$229,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,166 sq.ft.
Zoning:	c-5

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

**VENDOR WILL CONSIDER VENDOR FINANCING!!** Prime

Downtown Investment Opportunity &ndash; Solid Commercial Building with Income Potential! Own a piece of downtown with this versatile and solidly built former post office, now home to 4 established tenants and plenty of off-street parking &ndash; a rare find in the city center! There is only one space left. Use it for your own business or rent it out to a fifth tenant for a fully rented building! Property Highlights: Historic charm with modern updates Brand new heating system just installed Excellent downtown location &ndash; walkable, visible, and accessible Ample parking for tenants and clients Ideal for an owner-occupier &ndash; move your business in and let rental income offset your mortgage! Perfect for: Law firms, consultants, accountants, or any professional office use looking for prestige and convenience. Location: Center of downtown, surrounded by amenities, shops, and services. Don't miss this rare opportunity to invest smart and work where you own. A great space for your business to grow while building equity!