



GRASSROOTS
REALTY GROUP

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5109 50 Street
Whitecourt, Alberta

MLS # A2250184



\$249,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Blush Salon
Bus. Name:	-
Size:	1,353 sq.ft.
Zoning:	C-5

Heating:	Central, Natural Gas	Addl. Cost:	-
Floors:	Tile	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Brick, Concrete	Parking:	-
Water:	Public	Lot Size:	0.09 Acre
Sewer:	Sewer	Lot Feat:	-
Inclusions:	na		

Prime Main Street Commercial Opportunity! This versatile building is located on Main Street, just down the road from the site of Whitecourt's new Culture & Events Centre at Festival Park—a fantastic spot to set up your business in the heart of the action. Previously operated as a hair salon, the space is well-suited for a similar business but can easily be adapted for a variety of uses. Whether you're envisioning a boutique coffee shop, retail storefront, professional office, or creative studio, the possibilities are endless! The layout includes: A welcoming reception area Open central workspace Two private rooms at the back Laundry room Small 2-piece bathroom With street parking in the front, rear parking, and room to add onto the back of the building, this property offers flexibility and convenience for your growing business. For Sale or Lease — don't miss this excellent opportunity to establish your business in a prime, high-visibility location!