



4915 51 Avenue
Whitecourt, Alberta

MLS # A2298272



\$419,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Whitecourt Stationery
Bus. Name:	-
Size:	4,400 sq.ft.
Zoning:	C-5 Main Street Downtown

Heating: In Floor, Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: na

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.13 Acre

Lot Feat: -

Prime Downtown Investment Property & Stable Tenant in Place Here's your chance to own a proven income-producing commercial property in the heart of downtown Whitecourt. This 4,400 sq.ft. retail building sits on a 5,625 sq.ft. lot and is home to one of Whitecourt's most established and recognized businesses & Whitecourt Stationery. The store has served the community for decades and recently transitioned to new ownership, bringing fresh energy and ideas while retaining much of its experienced and long-term staff. A new 4-year lease is in place, providing dependable income for investors seeking a secure, low-maintenance property. The tenant continues to deliver strong, community-based business with steady traffic and a loyal customer base. The building itself has been well-maintained and upgraded, featuring a new furnace, new hot water tanks, and central air conditioning. Zoned C-5 Main Street Downtown, the location offers excellent visibility, walk-in traffic, and proximity to other established retail and service businesses. Whether you're expanding your commercial portfolio or seeking a reliable investment with a quality tenant already in place, this property presents a turnkey opportunity in a proven downtown location. Building Size: 4,400 sq.ft. Lot Size: 5,625 sq.ft. Zoning: C-5 Main Street Downtown Tenant: Whitecourt Stationery (new ownership, long-time staff)