

\$419,900 - 4915 51 Avenue, Whitecourt

MLS® #A2266842

\$419,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

NONE, Whitecourt, Alberta

Prime Downtown Investment Property â€“
Stable Tenant in Place

Hereâ€™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 Whitecourtâ€™s most established and recognized businesses â€“ 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 5-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 youâ€™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)

Built in 1968

Essential Information

MLS® #	A2266842
Price	\$419,900
Bathrooms	0.00
Acres	0.13
Year Built	1968
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4915 51 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1M2

Interior

Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Tar/Gravel
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Additional Information

Date Listed	October 24th, 2025
Days on Market	12
Zoning	C-5 Main Street Downtown

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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