

# \$249,900 - 5109 50 Street, Whitecourt

MLS® #A2189976

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

Located in the heart of Whitecourt's bustling downtown, this property offers exceptional visibility and accessibility—perfect for businesses looking to make an impact. Recently upgraded, it features a new furnace, central AC, hot water tank, and fresh flooring throughout, making it move-in ready for savvy investors.

With plenty of parking—dedicated spots at the back and convenient street parking out front—customers and employees alike will appreciate the ease of access. Inside, the spacious layout offers endless possibilities for retail, office, or other commercial ventures, allowing you to design the space to fit your needs perfectly.

This location benefits from steady foot traffic, ensuring your business gets the exposure it deserves. Plus, as Whitecourt continues to grow, this property positions you to take full advantage of the town's expanding economy and vibrant community. Perfect space for a Hair Salon, Retail business, professional office space and so much more!

Built in 1960

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2189976  |
| Price  | \$249,900 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5109 50 Street   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1N4          |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--|

### **Interior**

|                   |                      |
|-------------------|----------------------|
| Interior Features | Suspended Ceiling    |
| Heating           | Central, Natural Gas |
| Cooling           | Central Air          |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Flat            |
| Construction | Brick, Concrete |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 89                 |
| Zoning         | C-5                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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