

# \$239,000 - 4923 51 Avenue, Whitecourt

MLS® #A2227700

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

VENDOR WILL CONSIDER VENDOR  
FINANCING!!

Prime

Downtown Investment Opportunity â€” 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 â€” 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 â€” walkable, visible, and accessible

Ample parking for tenants and clients

Ideal for an owner-occupier â€” 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!

Built in 1960

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2227700   |
| Price      | \$239,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4923 51 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1A1          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 61             |
| Zoning         | c-5            |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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