

# \$415,000 - 4752 50 Avenue, Whitecourt

MLS® #A2241199

**\$415,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

NONE, Whitecourt, Alberta

" LOCK ,STOCK AND BARREL - EVERYTHING STAYS !!". This commercial building with basement, double heated garage , business and everything to operate your business will be staying - only thing missing is the new owner/operator. Currently operating as KeniRae's Frozen Dreams Cafe, this visually creative eclectic diner offers a wide variety of food and drink options. Whether it be take out or in house dining, quick ice cream treats or sit down meals. This turnkey operation has flourished since its opening and offers a great opportunity to run your own business without high lease payments. All contents will be staying , including supplies and inventory. There are display coolers, soft ice cream machine, slushy machine ,hot display cooler, freezer display cooler, ice maker, commercial coolers, cold table, fridges, freezers, cappuccino machine, grill, air fryer, and the list goes on. Located downtown on 2 city lots, this vibrant cafe operates in a 1176 sq.ft. commercially zoned converted former residence with basement, and also has a 22'x24' heated detached garage , which is great for storage. Building, garage, 2 lots , business and inventory all included!!

Built in 1956

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2241199  |
| Price  | \$415,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.28       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4752 50 Avenue   |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S1B3           |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|                 |                      |
|-----------------|----------------------|
| Lot Description | Corner Lot, City Lot |
| Roof            | Asphalt Shingle      |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 18th, 2025           |
| Days on Market | 108                       |
| Zoning         | C-1 CORE COMMERCIAL DOWNT |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.