

5112 50 street  
Whitecourt, Alberta

MLS # A2271804



**\$7,450 per month**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,250 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Other

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** shelving

Discover an exceptional opportunity with this fully rebuilt commercial building, strategically situated in the heart of downtown Whitecourt. Located on Main Street, this prime location offers unparalleled access to essential amenities, with 3 banks, shopping, hotels, brew houses, and a variety of restaurants, etc. just steps away. With over 5250 sq ft of versatile space, this building was completely renovated in 2013 to accommodate Pharmasave, including a new Cozy Roof, ensuring modern facilities and infrastructure. ENTREPRENEUR ALERT- this building, with its combination of retail/open space and many clinic ready offices, the right person could operate their own business while generating income and foot traffic by renting rooms out to other professionals. This could be an ideal location for a doctor's office, pharmacy, vet clinic, medical imaging, or combination of many ventures. Imagine owning your own business and having other businesses pay your rent for you!