



# JUST LISTED!

PRICE

**\$750,000**

5201 49 Street, Whitecourt  
Lot 2, Block 7, Plan 9022454

Interested in this property?  
Contact Jennine Loberg at (780) 778-2273  
or email [jennineloberg@whitecourt.ca](mailto:jennineloberg@whitecourt.ca).

# LISTING DESCRIPTION

Situated in the heart of downtown Whitecourt, this building features a sturdy brick and vinyl siding exterior, combining durability with aesthetic charm. Constructed in 1980 and renovated in 1996, the open concept layout and welcoming reception area offer endless possibilities for the property. Whether you are looking to create a dynamic office environment, a cultural venue, or a community-based facility, this space is ready to accommodate.

Surrounded by mature trees and well-manicured grounds, this prime location is within walking distance to downtown amenities, Festival Park, and Central School, making it highly accessible for families and educational groups. The property is well-served by local transit, with easy access to bus routes that connect directly to key areas in Whitecourt – making it easy for both employees and clients to commute. Ample onsite parking is provided, and street parking is available on the west and south sides of the building, ensuring hassle-free parking for both staff and visitors.

## PROPERTY SUMMARY

**Property Type** Other

**Built in** 1980

**Land Size** 19,950 sq. (estimate +/-)

**Exterior Wall Finish** Brick and vinyl siding

**Last Renovation** 1996 (addition)

**Zoning Description** 'U-S' Urban Services

**Number of Storeys** 1

## BUILDING FEATURES



6447.13 sq. ft (estimate +/-)



4175 sq. ft open concept space



Staff room

## BUILDING HIGHLIGHTS



Current layout includes 1 office, a work room, and a programming/meeting room.



Reception area.



North door for shipping/receiving.



Public and staff washrooms.



Separate storage, janitorial, and mechanical rooms.



Metal roof installed in 1996.



3 forced air furnaces with cooling coils (2 installed in 1996, 1 installed in 2000).



2 outdoor cooling condensers installed in 2000.



Fibre to the premises.

# KEY MEASUREMENTS

## Main Floor:

6447.13 sq. ft (estimate +/-)

## Reception Area:

211 sq. ft (estimate +/-)

# PARKING



- Onsite parking located at North side of building.
- Street parking located at West and South side of building.

# PROXIMITY TO TRANSIT

## Whitecourt Transit Stops

**#4** 51 Street/51 Avenue

**#6** Midtown Mall



# PROXIMITY TO AMENITIES

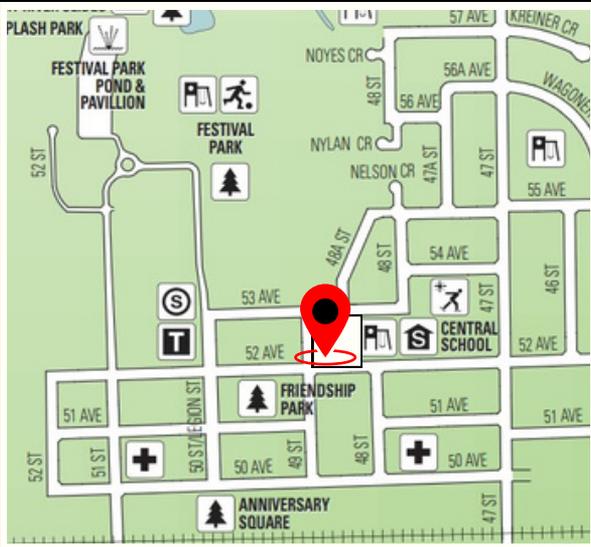
- Festival Park (950m)
- Future Culture & Events Centre (600m)
- Whitecourt Central School (150m)
- Mainstreet Shops and Dining (350m)

# FLOOR PLAN



All dimensions and floor plans must be considered approximate and are subject to independent verification.

# LOCATION MAP



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# TAKE A VIRTUAL TOUR!



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# PHOTO GALLERY

