



JUST LISTED!

PRICE

\$1,130,000

5004 52 Avenue, Whitecourt
Lots 1-5, Block 5, 2044CL

Interested in this property?

Contact Jennine Loberg at (780) 778-2273
or email jennineloberg@whitecourt.ca.

LISTING DESCRIPTION

Situated in the heart of downtown Whitecourt, this concrete and brick building constructed in 1967 offers endless possibilities for businesses seeking a prime location. Steeped in local history, this property boasts a blend of character and functionality.

With a generous amount of office space, including multiple private offices and spacious boardrooms, it is well suited for a range of professional uses. The building's layout is versatile, catering to a wide range of industries, from legal and financial services to creative agencies, retail and medical offices. Whether you are starting fresh or expanding, this building has the potential to grow with you.

Enjoy the convenience of being within walking distance to downtown shops, restaurants and services. Additionally, the building 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. For those driving, the property offers abundant street and rear parking spaces, ensuring hassle-free parking for both staff and visitors.

PROPERTY SUMMARY

Property Type Commercial

Built in 1967

Land Size 21,645 sq. ft (estimate +/-)

Exterior Wall Finish Concrete and Brick

Last Renovation 2012

Zoning Description 'C-5' Main Street
Downtown

Number of Storeys 2

BUILDING FEATURES



9,644.04 sq. ft (estimate +/-)



24 Office Spaces



Staff Room



2 Boardrooms

BUILDING HIGHLIGHTS



Air conditioned building, including air conditioned server room.



Reception areas on both the main and upper floor levels.



Basement includes 2 boardroom areas and lunch/break room.



A Trust E Lift barrier free stair lift provides accessibility to all 3 floors, inspected and serviced annually.



Storage areas on all floors, with roof access from the main floor storage room.



Washrooms on all floors, 1 universal/accessible washroom with shower on the basement level.



Current layout includes 24 office spaces with room for additional cubicle spaces.



New windows installed between 2010 - 2013
Roof replacement in 2012 (SBS membrane roof), inspected annually.



3 new HVAC units and distribution ducting installed in 2012.



New hot water tank in 2016.



Fibre to the premises.

KEY MEASUREMENTS

Main Floor:
2,972.53 sq. ft (estimate +/-)

Downstairs:
3,344.88 sq. ft (estimate +/-)

Upstairs:
3,326.63 sq. ft (estimate +/-)

PARKING



- Onsite parking located at rear of building.
- Street parking located at South and East sides of building.

PROXIMITY TO TRANSIT

Whitecourt Transit Stops

#4 51 Street/51 Avenue

#6 Midtown Mall



PROXIMITY TO AMENITIES

- Festival Park (850m)
- Future Culture & Events Centre (500m)
- Whitecourt Central School (400m)
- Mainstreet Shops and Dining (130m)

FLOOR PLAN - MAIN FLOOR

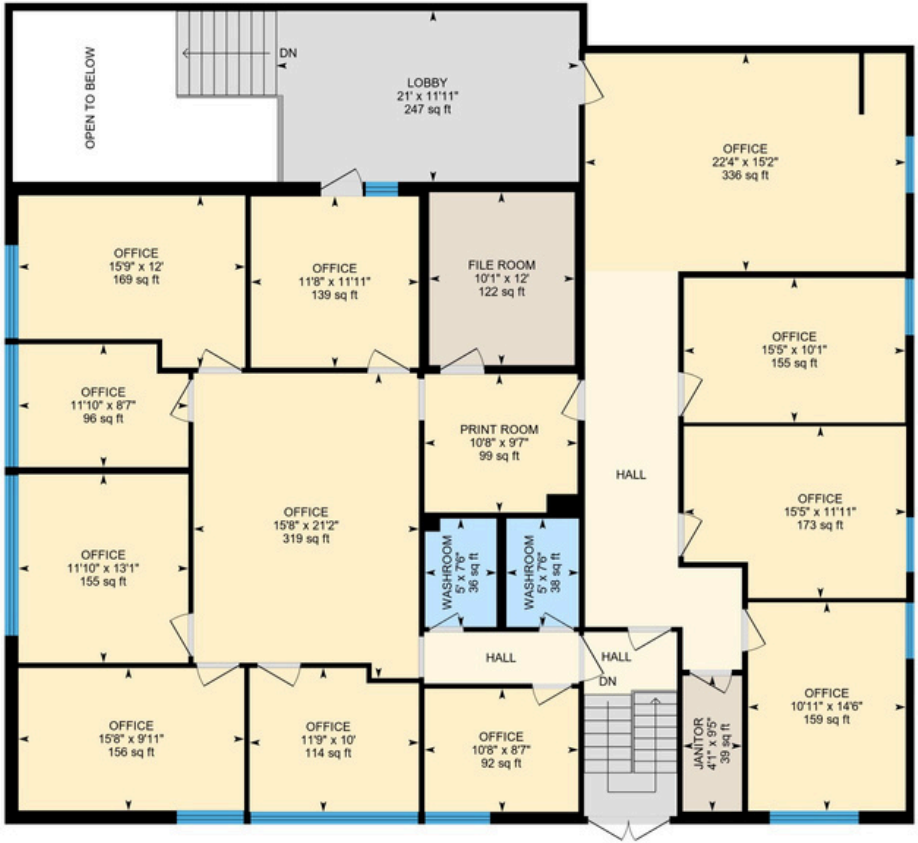
Main Floor Exterior Area 2972.53 sq ft
Interior Area 2869.07 sq ft



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

FLOOR PLAN - UPSTAIRS

Upstairs Exterior Area 3326.63 sq ft
Interior Area 3195.23 sq ft
Excluded Area 176.41 sq ft



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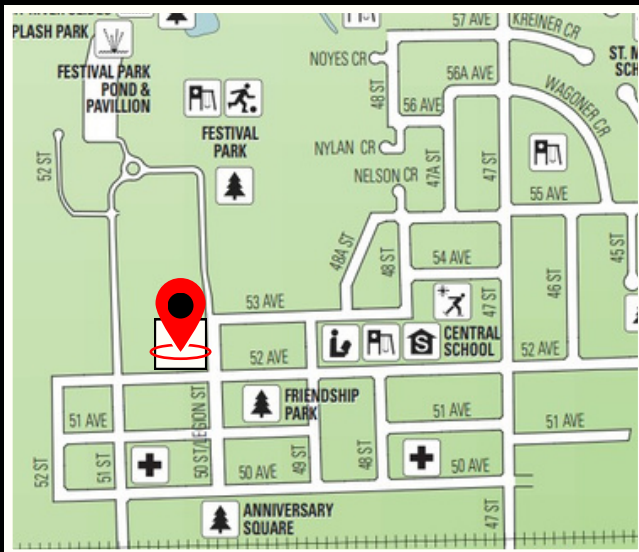
FLOOR PLAN - DOWNSTAIRS

Downstairs (Below Grade) Exterior Area 3344.88 sq ft
Interior Area 3213.92 sq ft



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LOCATION MAP



5004 52
Avenue,
Whitecourt
Lots 1-5,
Block 5,
2044CL

TAKE A VIRTUAL TOUR!



PHOTO GALLERY



PHOTO GALLERY

