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5 SUNSET BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
31029


MLS ID:
A2228412

\$1,890,000



 **PAUL CHAUVET**
 (780) 268-3949

 **EXIT REALTY RESULTS**
 780-779-0090

 5 Sunset Boulevard , Whitecourt , Alberta T7S 1K8

Transaction Type

For Sale

Days On Market

64

Zoning

R-4

Subdivision

NONE

Year Built

1970

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

7821864

Building Area (Sq. Ft.)

17865.00

Building Area (Sq. M.)

1659.70

Inclusions

18 fridges, 18 stoves, 3 washers, 3 dryers (washers and dryers are on tokens)

Restrictions

None Known

Reports

None

Turnkey 18-Suite Apartment Building – Fully Rented & Income Generating | Prime Whitecourt Location. Investor's Dream – Strong Cash Flow + Long-Term Upside. Now is the time to diversify your portfolio with this rare, high-performing 18-unit multifamily asset located directly across from the Whitecourt Hospital and walking distance to the Allan & Jean Millar Centre. This fully tenanted building offers immediate income, long-term appreciation, and tax advantages—all in one solid investment. Property Features: 16 spacious 2-bedroom suites + 2 well-designed 1-bedroom suites. Fully occupied – consistent rental income from day one. New high-efficiency boiler installed in Sept 2022 – major capital upgrade complete. Excellent location with transit nearby, strong tenant demand. Well-maintained building with stable tenancy. Assumable CMHC-insured mortgage (~\$1.286M) – obligation until 2033. Investment Highlights: Reliable monthly income + strong existing cash flow. Build equity while tenants pay down your mortgage. Hedge against inflation with real asset appreciation. Tax-efficient investment with depreciation benefits. Surging demand for rentals in healthcare & amenities-adjacent areas. Unlock Passive Income & Long-Term Wealth Whether you're a seasoned investor or expanding your multifamily holdings, this income-generating property is a low-risk, high-reward opportunity. NO VTB

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