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5 SUNSET BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Whitecourt, Alberta31029A2228412

\$1,890,000



△ PAUL CHAUVET

2 (780) 268-3949

■ EXIT REALTY RESULTS

3 780-779-0090

5 Sunset Boulevard , Whitecourt , Alberta T7S 1K8

Transaction Type

Days On Market

Zoning

R-4

For Sale

147

Subdivision NONE Year Built

Structure Type Low Rise (2-4 stories)

1970

Property Type Commercial

Multi Family

Legal Plan 7821864

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Property Sub Type

Inclusions

17865.00

1659.70

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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