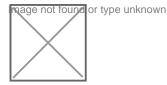


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5019 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWhitecourt, Alberta

Listing ID: 31383

MLS ID: A2240783

\$799,900



- △ PATRICK CAREW
- **2** (780) 778-0053
- ☑ RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- 5019 51 Avenue, Whitecourt, Alberta T7S1L8

Transaction Type

For Sale

Title

Days On Market

1

Zoning

C-5 MAINSTREET DOWNTOWN

Subdivision

Fee Simple

NONE

Building Type

Office Building

Year Built

1975

Structure Type

Office

Property Type Commercial

Property Sub Type

Office

Legal Plan

662CL

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Lot Size (Sq. Ft.)

6250

Lot Size (Acres)

0.14

Cooling Central Air Heating

Forced Air, Natural Gas

Inclusions

Fridge, Dishwasher

Restrictions
None Known

Reports
Call Lister

"EXCELLENT INVESTMENT WITH ANCHOR TENANTS!!" This 4000 sq.ft. office building in downtown Whitecourt has been totally and beautifully renovated inside and offers an excellent ROI. Existing tenant has a long term TRIPLE NET lease (Tenant pays property tax, insurance and all utilities.). Upgrades and renovations over the years include new styrofoam insulation, newer windows, newer roof, all new interior walls and doors, all new flooring throughout, new bathrooms,, 2 new furnaces in 2024, newer AC unit and upgraded wiring. This beautiful building has a large front reception area, waiting area, large boardroom, 2 bathrooms, kitchen area, 2 mechanical rooms, storage room, coat room, server room, several offices and cubicles as well as rear parking. Turnkey investment with excellent return.

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