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5019 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
31383

MLS ID:
A2240783

\$799,900



 **PATRICK CAREW**
 (780) 778-0053

 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 5019 51 Avenue , Whitecourt , Alberta T7S1L8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C-5 MAINSTREET DOWNTOWN	Subdivision 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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