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

 5019 51 Avenue , Whitecourt , Alberta T7S1L8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 146
<b>Zoning</b> C-5 MAINSTREET DOWNTOWN	<b>Subdivision</b> NONE	<b>Building Type</b> Office Building
<b>Year Built</b> 1975	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 662CL	<b>Building Area (Sq. Ft.)</b> 4000.00
<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 6250	<b>Lot Size (Acres)</b> 0.14
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> Fridge, Dishwasher
<b>Restrictions</b> None Known	<b>Reports</b> 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 and 2 new furnaces in 2024. 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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