

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.

5034 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Provost, Alberta

Listing ID:
33562

MLS ID:
A2278951

\$279,000



 **NICOLE HARTY**
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 5034 51 Avenue , Provost , Alberta T0B 3S0

Transaction Type For Sale	Title Fee Simple	Days On Market 125
Zoning C1	Subdivision Provost	Building Type Commercial Mix,Office Building,See Remarks
Year Built 1986	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 1520095	Building Area (Sq. Ft.) 3420.00
Building Area (Sq. M.) 317.73	Lot Size (Sq. Ft.) 4368	Lot Size (Acres) 0.10
Construction Type Aluminum Siding ,Brick	Roof Metal	Cooling Other
Heating Boiler,In Floor,Natural Gas	Access to Property Back Alley Access,Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

Well-maintained 3,420 sq. ft. multi-tenant commercial office building located in a central Provost location. Zoned C1, this property is currently configured with seven individual lease spaces, offering excellent flexibility for investors or owner-users. The front entrance features a welcoming reception area with a dedicated waiting space, providing a professional and client-friendly first impression. The interior layout is efficient and functional, with private offices ideal for medical, professional, or service-based businesses. Each unit is equipped with its own wall-mounted air conditioning, complemented by in-floor heating throughout for year-round comfort and efficient climate control. The building offers excellent accessibility and ample on-site parking, making it convenient for both tenants and clients. With strong zoning, practical design, and adaptable tenancy options, this property presents a solid opportunity for those seeking a well-located commercial asset with long-term potential.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.