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## 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**  
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 5034 51 Avenue , Provost , Alberta T0B 3S0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C1	<b>Subdivision</b> Provost	<b>Building Type</b> Commercial Mix,Office Building,See Remarks
<b>Year Built</b> 1986	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1520095	<b>Building Area (Sq. Ft.)</b> 3420.00
<b>Building Area (Sq. M.)</b> 317.73	<b>Lot Size (Sq. Ft.)</b> 4368	<b>Lot Size (Acres)</b> 0.10
<b>Construction Type</b> Aluminum Siding ,Brick	<b>Roof</b> Metal	<b>Cooling</b> Other
<b>Heating</b> Boiler,In Floor,Natural Gas	<b>Access to Property</b> Back Alley Access,Direct Access	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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.

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