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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** (780) 808-2700 RE/MAX OF LLOYDMINSTER 780-808-2700 5034 51 Avenue , Provost , Alberta T0B 3S0

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