

5019 51 Avenue
Whitecourt, Alberta

MLS # A2240783



\$799,900

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	C-5 MAINSTREET DOWNTOWN

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.14 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Fridge, Dishwasher		

" 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.