

5034 51 Avenue
Provost, Alberta

MLS # A2278951



\$279,000

Division:	Provost
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Provost Plaza
Bus. Name:	-
Size:	3,420 sq.ft.
Zoning:	C1

Heating:	Boiler, In Floor, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Aluminum Siding , Brick	Parking:	-
Water:	-	Lot Size:	0.10 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.