

\$799,900 - 5019 51 Avenue, Whitecourt

MLS® #A2240783

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

NONE, Whitecourt, Alberta

" 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,, 2 new furnaces in 2024, newer AC unit and upgraded wiring. 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.

Built in 1975

Essential Information

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|------------|------------|
| MLS® # | A2240783 |
| Price | \$799,900 |
| Bathrooms | 0.00 |
| Acres | 0.14 |
| Year Built | 1975 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |



Community Information

| | |
|-------------|------------------|
| Address | 5019 51 Avenue |
| Subdivision | NONE |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S1L8 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Additional Information

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|----------------|-------------------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 3 |
| Zoning | C-5 MAINSTREET DOWNTOWN |

Listing Details

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|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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