



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8, 5577 35 Street
Whitecourt, Alberta

MLS # A2061713



\$11,900,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	52,500 sq.ft.	Age:	2015 (9 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	2.52 Acres		
Lot Feat:	-		

Heating:	-	Bldg Name:	Coal Water
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	31-59-11-W5
Exterior:	-	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 40 fridges, 40 stoves, 40 dishwashers, 40 microwaves, 40 range hoods, 40 washers, 40 Dryers

The newest, nicest and largest rental development in Whitecourt. Very low vacancy with Gross rents to be in the \$800,000 range in the near future. (By June 1/24 all rents will be \$1,695 pm) Built in 2015/16, it has been a favorite since day 1. Each unit is 1,350 sq ft. on 2 levels each with balcony as well as 5 appliances. Very well located in the newest area of Whitecourt. Close to new High School and 2 blocks from Elementary. Great walking trails. A proposed \$3 Billion 465 Megawatt Power Plant with an Integrated Carbon Capture and Sequestration component has been recently announced within proximity to this property. Even closer is the announcement of a new 17,000 sq.ft. Shoppers Drug Mart to start summer 2024.