



GRASSROOTS
REALTY GROUP

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**5 Sunset Boulevard
Whitecourt, Alberta**

MLS # A2228412



\$1,890,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	17,865 sq.ft.	Age:	1970 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 18 fridges, 18 stoves, 3 washers, 3 dryers (washers and dryers are on tokens)

Turnkey 18-Suite Apartment Building & Fully Rented & Income Generating | Prime Whitecourt Location. Investor's Dream & Strong Cash Flow + Long-Term Upside. Now is the time to diversify your portfolio with this rare, high-performing 18-unit multifamily asset located directly across from the Whitecourt Hospital and walking distance to the Allan & Jean Millar Centre. This fully tenanted building offers immediate income, long-term appreciation, and tax advantages—all in one solid investment. Property Features: 16 spacious 2-bedroom suites + 2 well-designed 1-bedroom suites. Fully occupied & consistent rental income from day one. New high-efficiency boiler installed in Sept 2022 & major capital upgrade complete. Excellent location with transit nearby, strong tenant demand. Well-maintained building with stable tenancy. Assumable CMHC-insured mortgage (~\$1.286M) & obligation until 2033. Investment Highlights: Reliable monthly income + strong existing cash flow. Build equity while tenants pay down your mortgage. Hedge against inflation with real asset appreciation. Tax-efficient investment with depreciation benefits. Surging demand for rentals in healthcare & amenities-adjacent areas. Unlock Passive Income & Long-Term Wealth Whether you're a seasoned investor or expanding your multifamily holdings, this income-generating property is a low-risk, high-reward opportunity. NO VTB