



**5 Sunset Boulevard
Whitecourt, Alberta**

MLS # A2228412



\$1,890,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	17,865 sq.ft.	Age:	1970 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.50 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	Timberloft
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. Rare opportunity to acquire a fully tenanted 18 unit multifamily across from the Whitecourt Hospital and steps from the Allan & Jean Millar Centre. Property includes 16 two-bedroom units & 2 one-bedroom units, strong tenants demand, and a high efficiency boiler (September 2022). Well maintained with 18 parking stalls on a 21, 860 square foot lot. Investment Hlghlights: Immediate rental income with stable long-term tenancy, strong cash flow and equity growth, high demand in healthcare-adjacent area, tax-efficient multifamily investment.