



**GRASSROOTS**  
REALTY GROUP

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

5019 51 Avenue  
Whitecourt, Alberta

MLS # A2240783

**\$799,900**



**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** C-5 MAINSTREET DOWNTOWN

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, Dishwasher

" 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 and 2 new furnaces in 2024. 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.