



**GRASSROOTS**  
REALTY GROUP

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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

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Fridge, Dishwasher

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.14 Acre

Lot Feat: -

" 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.