



GRASSROOTS
REALTY GROUP

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**48 SUITES, 4607/4609 51 Avenue
Whitecourt, Alberta**

MLS # A2273705



\$6,150,000

Division:	NONE		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	43,824 sq.ft.	Age:	1981 (45 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: n/A

FOR SALE: Two Multi-Family Apartment Buildings — Whitecourt, Alberta Located in the growing community of Whitecourt, these side-by-side apartment buildings offer a solid multi-family footprint on a single title. Whitecourt is well-known for its strong industrial base, recreation network, and steady workforce population—an easy place to operate long-term residential rentals without the noise of a major urban centre. **Property Overview** Two 24-unit apartment buildings 48 total units on one title Three-storey construction with straightforward building layouts Suite mix: 24 × 2-bedroom units 22 × 1-bedroom units 2 bachelor suites Both buildings have been consistently occupied and offer a practical setup for either a new investor entering the multi-family space or someone adding to an established portfolio. The unit mix supports stable tenancy and appeals to a broad range of renters in the area.