



5 Sunset Boulevard , Whitecourt, Alberta - \$1,890,000



Main Photo

Property Description

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



P:

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

REALTOR Referral



P:



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