



5019 51 Avenue , Whitecourt, Alberta - \$799,900



Main Photo

Property Description

" 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.

REALTOR Referral



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Courtesy Of: RE/MAX ADVANTAGE (WHITECOURT)



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