

\$799,900 - 5019 51 Avenue, Whitecourt

MLS® #A2240783

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

NONE, Whitecourt, Alberta

" 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.

Built in 1975

Essential Information

MLS® #	A2240783
Price	\$799,900
Bathrooms	0.00
Acres	0.14
Year Built	1975
Type	Commercial
Sub-Type	Office
Status	Active

Community Information



Address	5019 51 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1L8

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Additional Information

Date Listed	July 16th, 2025
Days on Market	23
Zoning	C-5 MAINSTREET DOWNTOWN

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.