

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

MLS® #A2228412

\$1,890,000

0 Bedroom, 0.00 Bathroom, 17,865 sqft

Multi-family

N/A, Whitecourt, Alberta

Turnkey 18-Suite Apartment Building â€“ Fully Rented & Income Generating | Prime Whitecourt Location. Investorâ€™s Dream â€“ 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 advantagesâ€”all in one solid investment. Property Features: 16 spacious 2-bedroom suites + 2 well-designed 1-bedroom suites. Fully occupied â€“ consistent rental income from day one. New high-efficiency boiler installed in Sept 2022 â€“ major capital upgrade complete. Excellent location with transit nearby, strong tenant demand. Well-maintained building with stable tenancy. Assumable CMHC-insured mortgage (~\$1.286M) â€“ 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 youâ€™re a seasoned investor or expanding your multifamily holdings, this income-generating property is a low-risk, high-reward opportunity. NO VTB (id:6289)



Built in 1970

Essential Information

Listing #	A2228412
Price	\$1,890,000
Bathrooms	0.00
Square Footage	17,865
Year Built	1970
Type	Multi-family

Community Information

Address	5 Sunset Boulevard
Subdivision	N/A
City	Whitecourt
Province	Alberta
Postal Code	T7S1K8

Listing Details

Listing Office EXIT REALTY RESULTS



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