

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

**MLS # A2273705**



**\$6,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	-		
<b>Size:</b>	43,824 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/A

**FOR SALE:** Two Multi-Family Apartment Buildings &mdash; 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&mdash;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 &times; 2-bedroom units 22 &times; 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.