

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

MLS® #A2228412

\$1,890,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, 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

Built in 1970

Essential Information

MLS® #	A2228412
Price	\$1,890,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	5 Sunset Boulevard
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1K8

Additional Information

Date Listed	June 17th, 2025
Days on Market	142
Zoning	R-4

Listing Details

Listing Office	EXIT REALTY RESULTS
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