

**5034 51 Avenue
Provost, Alberta**

MLS # A2278951

\$279,000



Division: Provost

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Provost Plaza

Bus. Name: -

Size: 3,420 sq.ft.

Zoning: C1

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.10 Acre

Lot Feat: -

Heating: Boiler, In Floor, Natural Gas

Floors: -

Roof: Metal

Exterior: Aluminum Siding , Brick

Water: -

Sewer: -

Inclusions: N/A

Well-maintained 3,420 sq. ft. multi-tenant commercial office building located in a central Provost location. Zoned C1, this property is currently configured with seven individual lease spaces, offering excellent flexibility for investors or owner-users. The front entrance features a welcoming reception area with a dedicated waiting space, providing a professional and client-friendly first impression. The interior layout is efficient and functional, with private offices ideal for medical, professional, or service-based businesses. Each unit is equipped with its own wall-mounted air conditioning, complemented by in-floor heating throughout for year-round comfort and efficient climate control. The building offers excellent accessibility and ample on-site parking, making it convenient for both tenants and clients. With strong zoning, practical design, and adaptable tenancy options, this property presents a solid opportunity for those seeking a well-located commercial asset with long-term potential.