

**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

**Heating:** Boiler, In Floor, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Aluminum Siding , Brick

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.10 Acre

**Lot Feat:** -

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.