

\$699,900 - 5102 50 Avenue, Sedgewick

MLS® #E4445092

\$699,900

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Sedgewick, Sedgewick, AB

14 UNITS + MANAGER'S SUITE - IN
SEDEGWICK, ALBERTA ~ 1 hr & 45 min.

East from Edmonton, a55 minutes to Camrose or 10 min. to Killam. Suite makeup comprises 12 - 1 Bdrms. and 2 - 2 Bdrms. + the 2 Bdrm. Manager's suite (which could be rented out instead). Many recent renovations this year in multiple units incl.; floors, kitchens, bathrooms, toilets, plumbing, and most lighting changed to LED to reduce power costs. Other updates include roof (2016) and windows (2003). Coin-op laundry available, energized parking stalls, detached garage for maintenance equipment & supplies. Boiler is old, but has been well maintained. Public school and playground is right across the street. Many long term tenants with low vacancy. A solid and smart opportunity for an investor looking to easily self manage with fantastic cash flow and a strong CAP rate of 7.7% (not including any annual debt service) with the potential to increase.

Built in 1947

Essential Information

MLS® #	E4445092
Price	\$699,900
Bathrooms	0.00
Acres	0.00



Year Built	1947
Type	Multi-Family Commercial
Status	Active

Community Information

Address	5102 50 Avenue
Area	Sedgewick
Subdivision	Sedgewick
City	Sedgewick
County	ALBERTA
Province	AB
Postal Code	T0B 4C0

Exterior

Exterior	See Remarks, Wood Frame, Other
Roof	Asphalt Shingles
Construction	See Remarks, Wood Frame, Other

Additional Information

Date Listed	June 30th, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on July 4th, 2025 at 12:02pm MDT