# \$599,900 - 5011b 49 Avenue, Bonnyville Town

MLS® #E4415302

### \$599.900

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

Bonnyville, Bonnyville Town, AB

Calling All Investors! Own a piece of history and seize a great opportunity with this charming 9-unit apartment building in the heart of downtown! Featuring 3 spacious 2-bedroom units and 6 cozy 1-bedroom units, this property is Rental Revenue Ready! All units include appliances. Basement offers coin-operated laundry and individual tenant storage. Recent upgrades include lower-level windows and refreshed east-side canopies. North-side parking with 9 stalls adds convenience for tenants. Located just steps from Main Street amenities like shopping, parks, schools, banks and the hospital! Unbeatable location!! Fully rented and generating income- a nearly 7.5% cap rate! Don't miss your chance to own a unique and profitable investment!



#### **Essential Information**

MLS® # E4415302 Price \$599,900

Bathrooms 0.00 Acres 0.00 Year Built 1938

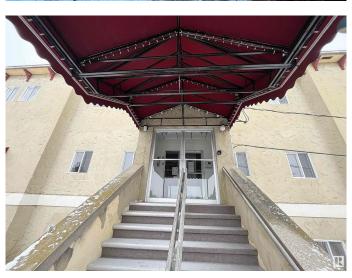
Type Multi-Family Commercial

Status Active









Address 5011b 49 Avenue

Area Bonnyville Town

Subdivision Bonnyville

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 2J6

#### **Exterior**

Exterior Wood Frame
Construction Wood Frame

## **Additional Information**

Date Listed December 2nd, 2024

Days on Market 196

Zoning Zone 60

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Listing information last updated on June 16th, 2025 at 3:32am MDT