

\$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 and 40 minutes to
Camrose. 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 | 3 |
| Zoning | Zone 80 |

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Listing information last updated on July 3rd, 2025 at 10:48am MDT