# \$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 SEDGEWICK, ALBERTA ~ 1 hr & 45 min. East from Edmonton, 55 minutes to Camrose or 10 min. to Killam. Suite makeup comprises 12 - 1 Bdrms. and 2 - 2 Bdrms. + a 2 Bdrm. Manager's unit. 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 10.87% (not including any annual debt service). Currently fully rented.





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 122

Zoning Zone 80

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Listing information last updated on October 30th, 2025 at 2:32am MDT