

\$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, 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 | 66 |
| Zoning | Zone 80 |

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Listing information last updated on September 4th, 2025 at 4:17am MDT