

\$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! Donâ€™t miss your chance to own a unique and profitable investment!

Built in 1938

Essential Information

| | |
|------------|-------------------------|
| MLS® # | E4415302 |
| Price | \$599,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1938 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information



| | |
|-------------|-----------------|
| 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 | 134 |
| Zoning | Zone 60 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 15th, 2025 at 5:02am MDT