

## \$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  
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	22
Zoning	Zone 80

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Listing information last updated on July 21st, 2025 at 11:32pm MDT