

\$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	16
Zoning	Zone 80

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Listing information last updated on July 16th, 2025 at 7:17am MDT