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## 4840 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Vermilion, Alberta



**Listing ID:**  
27921


**MLS ID:**  
A2114549

**\$599,000**



 **SHAWN JACULA**  
 (780) 581-9011

 RE/MAX PRAIRIE REALTY  
 780-853-2120

 4840 50 Avenue , Vermilion , Alberta T9X1T6

**Transaction Type**

For Sale

**Days On Market**

474

**Zoning**

CB

**Subdivision**

Vermilion

**Year Built**

1912

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

6647S

**Building Area (Sq. Ft.)**

7750.00

**Building Area (Sq. M.)**

719.99

**Heating**

Boiler,Natural Gas

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

None

Attention real estate investors! Don't miss out on this lucrative investment opportunity! The IMPERIAL BLOCK, a historic revenue-generating building located in downtown Vermilion, is available for sale. Built in 1912 by British capitalists, this iconic property was originally designed as a luxury office and apartment block. Over the years, it has served as a residence for figures like Mayor J.W.G. Morrison and provided accommodations for students from the Vermilion School of Agriculture. Today it continues to be a popular residence for students of Vermilion's Lakeland College and local industry such as oilfield and agriculture. Sitting on a spacious 60' x 120' lot, this three-story building is constructed of durable local brick from the Vermilion Brick Factory. It features a single commercial tenant on the main level, along with eight residential units above. The unit breakdown includes a variety of layouts, from spacious two-bedroom units to oversized one-bedroom and studio apartments. Additionally, the property offers the convenience of on-site coin-operated laundry facilities. With an impressive gross revenue of approximately \$100,000 annually, the Imperial Block boasts a remarkable CAP rate of over 9%. This makes it a highly desirable investment opportunity for savvy real estate investors. Contact us today to discover how you can maximize your returns with this exceptional property!

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