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4840 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Vermilion, Alberta



Listing ID:
35397

MLS ID:
A2313796

\$599,000



 **CHARLOTTE SMITH**

 RE/MAX PRAIRIE REALTY
 780-853-2120

 4840 50 Avenue , Vermilion , Alberta T9X 1T6

Transaction Type For Sale	Zoning CB Central Business Distr	Subdivision NONE
Year Built 1912	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6647S	Building Area (Sq. Ft.) 9000.00
Building Area (Sq. M.) 836.12	Lot Size (Sq. Ft.) 7200	Lot Size (Acres) 0.17
Construction Type Brick,Mixed	Cooling None	Heating Boiler,Forced Air,Natural Gas
Inclusions Appliances for rental units	Restrictions None Known	Reports None

Welcome to the iconic Imperial Block - a rare multi-rental and commercial investment opportunity with a proven revenue stream and outstanding long-term potential. Originally built in 1912 by British capitalists, this landmark three-storey brick building has been a staple in the community for generations. Constructed with durable brick from the historic Vermilion Brick Factory, the property blends timeless character with reliable income-producing performance. Located on a large 60' x 120' commercial lot, the Imperial Block features space for commercial tenants on the main floor plus eight residential rental units above, offering a diverse income mix. The residential suites include spacious two-bedroom apartments, oversized one-bedroom units, and studio suites that continue to attract tenants from Lakeland College, local agriculture, and the oilfield industry. Additional features include on-site coin-operated laundry, strong occupancy history, and excellent downtown exposure within walking distance to amenities, shopping, and services. Generating approximately \$100,000 in annual gross revenue, this is an exceptional opportunity for investors seeking a high-performing income property in Alberta. Whether you're expanding your portfolio or searching for a stable mixed-use commercial building with historic appeal, the Imperial Block delivers both character and cash flow.

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