

# \$599,000 - 4840 50 Avenue, Vermilion

MLS® #A2114549

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Vermilion, Vermilion, Alberta

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!

Built in 1912

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2114549   |
| Price      | \$599,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1912       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4840 50 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X1T6                     |

**Interior**

|         |                     |
|---------|---------------------|
| Heating | Boiler, Natural Gas |
|---------|---------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2024 |
| Days on Market | 509              |
| Zoning         | CB               |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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