

# \$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	Natural Gas, Boiler
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**Additional Information**

Date Listed	March 13th, 2024
Days on Market	399
Zoning	CB

**Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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