

# \$599,900 - 5011b 49 Avenue, Bonnyville Town

MLS® #E4415302

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Calling All Investors! Own a piece of history and seize a great opportunity with this charming 9-unit apartment building in the heart of downtown! Featuring 3 spacious 2-bedroom units and 6 cozy 1-bedroom units, this property is Rental Revenue Ready! All units include appliances. Basement offers coin-operated laundry and individual tenant storage. Recent upgrades include lower-level windows and refreshed east-side canopies. North-side parking with 9 stalls adds convenience for tenants. Located just steps from Main Street amenities like shopping, parks, schools, banks and the hospital! Unbeatable location!! Fully rented and generating income- a nearly 7.5% cap rate! Donâ€™t miss your chance to own a unique and profitable investment!

Built in 1938

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4415302                |
| Price      | \$599,900               |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1938                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 5011b 49 Avenue |
| Area        | Bonnyville Town |
| Subdivision | Bonnyville      |
| City        | Bonnyville Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9N 2J6         |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 122                |
| Zoning         | Zone 60            |

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Listing information last updated on April 3rd, 2025 at 6:47pm MDT