



**GRASSROOTS**  
REALTY GROUP

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**4840 50 Avenue  
Vermilion, Alberta**

**MLS # A2313796**



**\$599,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Imperial block
<b>Bus. Name:</b>	-
<b>Size:</b>	9,000 sq.ft.
<b>Zoning:</b>	CB Central Business Distr

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.17 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Appliances for rental units		

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.