

FOR SALE

INVESTMENT BUILDINGS

TWO MIXED USE BUILDINGS RETAIL/MULTIFAMILY

NAI Commercial



TWO PROPERTY INVESTMENT OPPORTUNITY
\$1,145,000

MAY BE SOLD SEPARATELY - SEE ADDITIONAL INFORMATION FOR DETAILS

5018 & 5127-33 - 50 STREET | VEGREVILLE, AB | INVESTMENT

PROPERTY DESCRIPTION

DANNICK

- 5,340 sq.ft.± freestanding mixed-use building on 3,940 sq.ft.± lot
- Currently demised into:
 - » Main floor: 2 retail bays
 - » Second floor: 4 residential suites

DOBBINS

- 12,170 sq.ft.± freestanding mixed-used building on 7,930 sq.ft.± lot
- Currently demised into:
 - » Main floor: 5 retail bays
 - » Second floor: 8 residential suites

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

BUILDING SIZE	5,340 sq.ft.±	
SITE SIZE	3,940 sq.ft.±	
LEGAL DESCRIPTION	Plan RN66, Block 9, Lots 5 & 6	
ZONING	C1 (Central Commercial District)	
TENANCY		
MAIN FLOOR		ANNUALLY
5018 (Vacant)	1,560 sq.ft.±	\$0
5022 (Vacant)	1,560 sq.ft.±	\$0
SECOND FLOOR		
Suite #1	520 sq.ft.±	\$11,400
Suite #2	590 sq.ft.±	\$8,400
Suite #3	590 sq.ft.±	\$8,400
Suite #4	520 sq.ft.±	\$8,400
GROSS INCOME	5,340 sq.ft.±	\$36,600
PROPERTY TAXES	\$5,491.24 (2025)	
SALE PRICE	\$330,000	



MIXED USE BUILDING PORTFOLIO



FOR SALE

DOBBINS BUILDING

NAI Commercial

5127 - 50 STREET | VEGREVILLE, AB

ADDITIONAL INFORMATION

BUILDING SIZE	12,170 sq.ft.±	
SITE SIZE	7,930 sq.ft.±	
LEGAL DESCRIPTION	Plan RN66, Block 3, Lots 1-3	
ZONING	C1 (Central Commercial District)	
TENANCY		
BASEMENT	ANNUALLY	
5129 (storage)	6,070 sq.ft.±	Vacant
MAIN FLOOR		
5127 (Antique Store - Vendor)	2,950 sq.ft.±	\$12,000
5129 (Vacant)	820 sq.ft.±	\$0
5131 (Vacant)	1,400 sq.ft.±	\$0
5135 (Cleaner)	900 sq.ft.±	\$6,000
SECOND FLOOR		
Suite #1 (2 bdr)	750 sq.ft.±	\$11,700
Suite #2 (loft)	850 sq.ft.±	\$11,100
Suite #3 (loft)	720 sq.ft.±	\$8,400
Suite #4 (loft)	750 sq.ft.±	\$11,400
Suite #5 (2 bdr)	700 sq.ft.±	\$10,800
Suite #6 (3 bdr)	1,100 sq.ft.±	\$7,500
Suite #7 (studio)	550 sq.ft.±	\$10,320
Suite #8 (1 bdr)	650 sq.ft.±	\$8,400
GROSS INCOME		\$97,620
PROPERTY TAXES	\$12,610.08 (2025)	
SALE PRICE	\$815,000	



MIXED USE BUILDING PORTFOLIO



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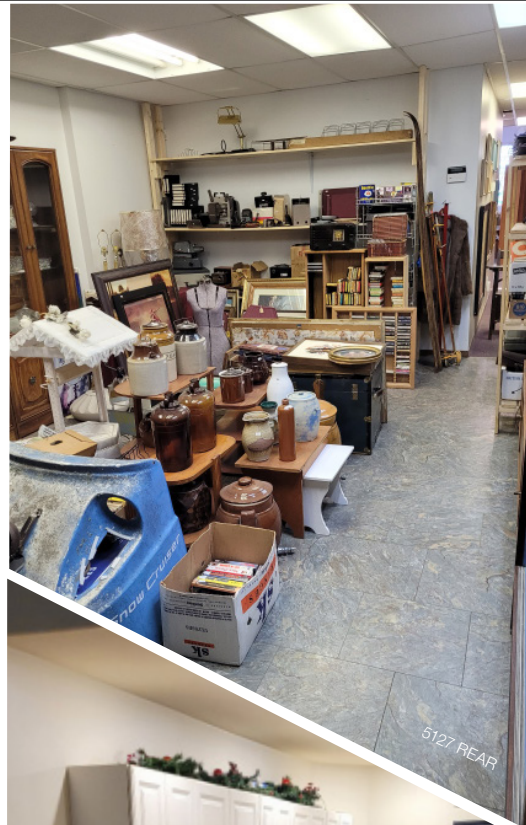
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2ND FLOOR RESIDENTIAL
COMMON AREA



5127 ENTRY



5127 REAR



UNIT 1



UNIT 1



UNIT 4

