

\$3,050,000 - Twp Rd 502 Rr14 Ne 8-50-1-4, Rural Vermilion River, County of

MLS® #A2199887

\$3,050,000

0 Bedroom, 0.00 Bathroom,
Commercial on 8.00 Acres

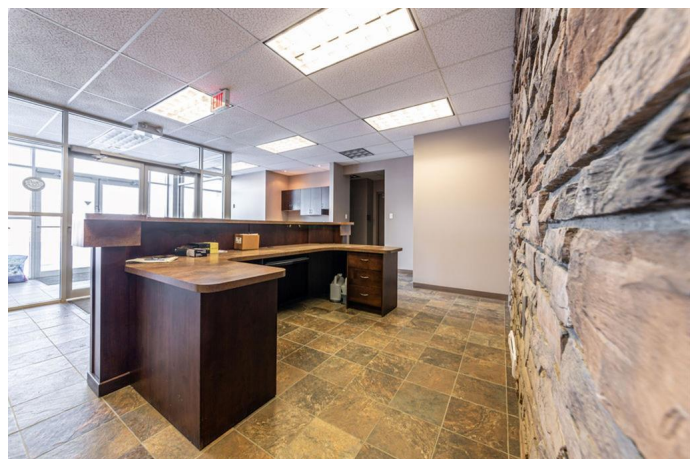
NONE, Rural Vermilion River, County of,
Alberta

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502 . Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.

Built in 2011

Essential Information

MLS® #	A2199887
Price	\$3,050,000
Bathrooms	0.00
Acres	8.00
Year Built	2011
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	Twp Rd 502 Rr14 Ne 8-50-1-4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0L0

Interior

Heating	Hot Water, Overhead Heater(s)
Cooling	Central Air

Exterior

Construction	Metal Frame
--------------	-------------

Additional Information

Date Listed	March 6th, 2025
Days on Market	69
Zoning	Industrial

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.