

\$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

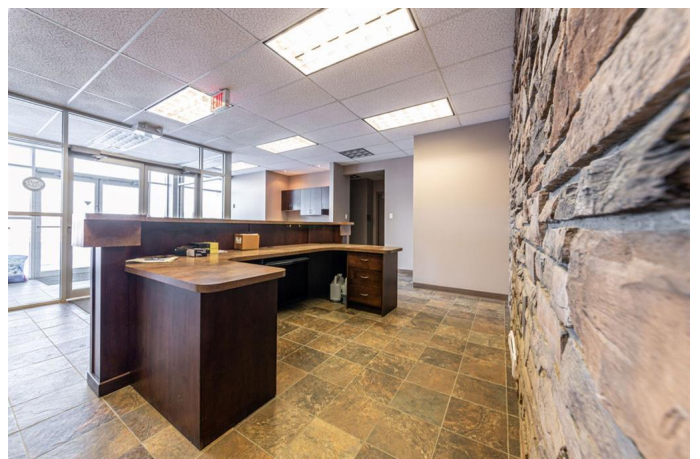
NONE, Rural Vermilion River, County of,
Alberta

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 47
Zoning Industrial

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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