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39 PRODUCTION AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Vermilion River, County Of, Alberta

Listing ID:

26838

MLS ID:

A2178014

\$995,000



 **BECKY JEAN**
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 39 Production Avenue , Rural Vermilion River, County Of , Alberta T9V 2Z9

Transaction Type For Sale	Title Fee Simple	Days On Market 482
Zoning ID	Subdivision Devonian Business Park	Nearest Town Lloydminster
Year Built 2002	Structure Type Other	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8521590	Building Area (Sq. Ft.) 6000.00
Building Area (Sq. M.) 557.41	Lot Size (Sq. Ft.) 101494	Lot Size (Acres) 2.33
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

Prime opportunity to purchase a 6000 SF Industrial Building located just minutes west of Lloydminster. Building features office, mezzanine, and a large wide open shop area. Office & staff room with washroom are on the main floor, and on the second floor there is a larger office with storage that can be used as a boardroom and a lunchroom. Shop is equipped with (3) overhead doors (16x16,14x16,14x14), radiant & electric heat, & overhead crane. You will appreciate the two fabric buildings (50x100, 39x50) and the dismantled rail car for storage. The yard is fully fenced and situated on 2.33 acres.

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