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BUTCHER, RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Vermilion, Alberta

Listing ID:
26896


MLS ID:
A2178975

\$1,500,000



 **PAUL CORBIERE**

 Real Estate Centre - Vermilion

 4825 47 Avenue , Vermilion , Alberta T9X 1J4

Transaction Type For Sale	Title Fee Simple	Days On Market 229
Business Name Vermilion Packers	Business Type Butcher,Retail	Zoning IL - Light Industrial
Subdivision Vermilion	Nearest Town Vermilion	Building Type Commercial Mix
Year Built 1976	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 6021RS	Building Area (Sq. Ft.) 8976.00
Building Area (Sq. M.) 833.89	Lot Size (Sq. Ft.) 88426	Lot Size (Acres) 2.03
Construction Type Concrete,Metal Siding ,Other	Roof Metal	Foundation Poured Concrete
Electric Three Phase	Cooling Partial	Heating Forced Air,Natural Gas
Lot Features City Lot	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Paved Lane,Public	Inclusions Tools, Equipment, 2 Sea-Cans at front, 4 Delivery Trucks/Vans- List to be provided.
Restrictions Underground Utility Right of Way,Utility Right Of Way	Reports Call Lister	

Vermilion Packers - Business Opportunity: Rare chance to purchase an established Meat Packer business. Are you looking to start fresh or expand your business? Here is your shot to buy a key Property & Business that operates as a going concern. Well-designed floorplan, tremendous capacity, fully equipped start to finish, and long-time loyal clientele. -This Certified plant regularly slaughters & processes Beef, Bison, Hogs, Sheep & Goats. Your choice to specialize in one area or maintain a diverse income stream by processing various species with the custom business and continuing to operate the Quality front Retail meat shop. -Business comes with all necessary equipment & tools for slaughter, cooling, ageing, cutting, wrapping and freezing. Processing options include extensive sausage making equipment, spice room, tumbler, 3 large smokers, Double Oven, and the list goes on... Capacity in coolers and walk-in freezer for 100 Beef or min. 300 Hogs. -Property includes 2.03 acres with a 9,000 sq ft metal clad Meat Facility and an Attached 2,000 sq ft fully covered & enclosed livestock receiving area, which has a Heavy Chute, concrete floor, metal fencing & steel gates. Separate fenced back compound is surrounded with game fencing and plenty of room to park equipment, plus 4 refrigerated delivery trucks & vans which come with the business package. Added storage includes 2 large modern Sea-Cans. There is plenty of room for further expansion on this spacious property, which already accommodates the existing needs of customers & staff. -If meat processing & customer service is your passion, then this is clearly your Business Opportunity! Long-time staff could help with your immediate & continued success. This full package is offered in Vermilion, AB which is truly an excellent location at the junction of TransCanada Highway 16 and very busy north/south Highway 41. Vermilion serves a large surrounding community as an Agricultural HUB with a very diversified economic & service base. Catch your Attention? Have Questions? Don't hesitate to reach out, this Property could certainly fulfill your Business Goals!

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