



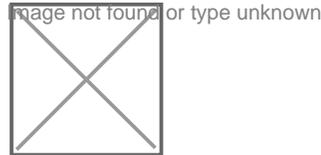
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Regional Contact

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EAST OF REINHART IND. PK. NW 9 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Vermilion River, County Of, Alberta

Listing ID:

27640

MLS ID:

A2070374

\$6,999,000



FRED FALKNER
 (306) 825-3700

CENTURY 21 DRIVE
 306-825-3700

East Of Reinhart Ind. Pk. NW 9 , Rural Vermilion River, County Of , Alberta T9V 3B9

Transaction Type For Sale	Title Fee Simple	Days On Market 1010
Zoning A	Subdivision NONE	Nearest Town Lloydminster
Year Built 2007	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0740651	Building Area (Sq. Ft.) 44900.00
Building Area (Sq. M.) 4171.31	Inclusions None	Restrictions None Known

Reports

Information Package

Huge price reduction on this PRIME PROPERTY in the Heavy Oil Capital of Canada! Now priced \$800,000. under the recent appraisal! Located just outside of Lloydminster in the County of Vermilion River is where opportunity awaits! This is a 32-acre parcel just South of the Lloydminster Airport and has 3 major buildings totaling over 44,000 sq. ft. All 3 buildings are being leased with the owner sharing one building. The property is completely fenced and divided into separate fenced compounds which are also leased. Building #1 is 12,740 sq. ft. (11,700 SF shop) Building #2 is 10,160 SF (4,480 SF Shop) Building #3 is 22,000 SF (12,800 SF Shop). The buildings are in excellent condition and were built in 2007 and 2012. If you're a business that needs a shop with offices and revenues from your other buildings then this is it. If you're an investor you should take a serious look at this opportunity as the Lloydminster area feels ready to grow. Information Package is available. Seller also has another property in North Battleford SK. and will consider a package for both. MLS SK941187

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