

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Title	Days On Market
For Sale	Fee Simple	906
Zoning	Subdivision	Nearest Town
A	NONE	Lloydminster
Year Built	Structure Type	Property Type
2007	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0740651	44900.00
Building Area (Sq. M.)	Inclusions	Restrictions
4171.31	None	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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.