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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

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