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## INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Rural Vermilion River, County Of, Alberta



**Listing ID:**  
28243


**MLS ID:**  
A2144770

**\$1,599,777**



 **CHRIS HASSALL**  
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 CENTURY 21 DRIVE  
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81 Willoughby Street , Rural Vermilion River, County Of , Alberta T9V 1C7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 309	<b>Business Type</b> Industrial
<b>Zoning</b> Industrial - Medium	<b>Subdivision</b> Devonian Business Park	<b>Nearest Town</b> Blackfoot
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2012	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 122 1407
<b>Building Area (Sq. Ft.)</b> 16120.00	<b>Building Area (Sq. M.)</b> 1497.58	<b>Lot Size (Sq. Ft.)</b> 131551
<b>Lot Size (Acres)</b> 3.02	<b>Construction Type</b> Wood Frame	<b>Electric</b> Three Phase
<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Commercial Amenities</b> Floor Drain(s)/Grease Trap(s)	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

**\*\*Premier Investment Opportunity at Devonia Business Park\*\***Nestled in the heart of prime commercial real estate, the Devonia Business Park stands as a beacon of potential. Spanning over 3 acres, this property boasts a meticulously compacted and gravelled yard that sets the stage for endless possibilities. Among its many highlights is an impressive 8320 sq. ft space currently leased to a prestigious national tenant with an attractive renewal option. This versatile property offers a strategic advantage for savvy investors looking to capitalize on its remaining space or explore lucrative leasing opportunities within the complex. Distinguished by separate power and gas meters for enhanced utility management, this well-maintained building exudes pride of ownership and promises long-term value. Don't miss your chance to own a piece of this thriving business hub where success meets opportunity!

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