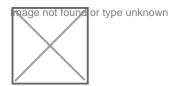


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

86 WILLOUGHBY STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

28547

MLS ID:

A2160528

\$735,000



△ JENNIFER GILBERT

(780) 875-3343

☑ COLDWELL BANKER - CITY SIDE REALTY

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 $86\ Willoughby\ Street$, Rural Vermilion River, County Of , Alberta $\,$ T9V 3B9

Transaction Type

For Sale

Zoning

IND

Building Type Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

6480.00

Lot Size (Acres)

2.26

Roof

Metal

Access to Property

Accessible to Major Traffic Route

Reports None Title

Fee Simple

Subdivision

Devonian Business Park

Year Built 2012

Property Sub Type

Industrial

Building Area (Sq. M.)

602.01

Footprint (Sq. Ft.)

6480

Foundation

Poured Concrete, Slab

Inclusions None **Days On Market**

308

Nearest Town

Lloydminster

Structure Type

Industrial

Legal Plan 1424563

Lot Size (Sq. Ft.)

98445

Construction Type

Concrete, Metal Siding, Wood Frame

Heating

Electric, Overhead Heater(s), Radiant

Restrictions None Known

Industrial Opportunity presents with this 2012 construction 6,480 square foot shop on 2.26 acres at Devonia Industrial Park. Wood frame, metal clad with a concrete slab foundation and three-phase electrical. Five heated bays currently rented out on short term rentals at \$900/bay. The overhead doors are 16x16 and the bays are approximately 20x54 with individual electric radiant heaters and side-mount door openers. Ceiling height is 18 feet. A sump pit runs through the centre of the building. Two piece washroom and sink area. The yard site is hard packed asphalt milling, great for heavy equipment hardening over time and reducing dust accumulation. The well and septic are currently shared with Lot 90 Willoughby Street and the owners are willing to draft a long or short term sharing agreement or new services could be brought in. Make your move!

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