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## 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**  
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 **COLDWELL BANKER - CITY SIDE REALTY**  
 780-875-3343

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 308
<b>Zoning</b> IND	<b>Subdivision</b> Devonian Business Park	<b>Nearest Town</b> Lloydminster
<b>Building Type</b> Warehouse	<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> 1424563
<b>Building Area (Sq. Ft.)</b> 6480.00	<b>Building Area (Sq. M.)</b> 602.01	<b>Lot Size (Sq. Ft.)</b> 98445
<b>Lot Size (Acres)</b> 2.26	<b>Footprint (Sq. Ft.)</b> 6480	<b>Construction Type</b> Concrete,Metal Siding ,Wood Frame
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab	<b>Heating</b> Electric,Overhead Heater(s),Radiant
<b>Access to Property</b> Accessible to Major Traffic Route	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> None		

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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