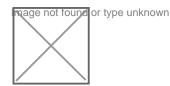


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90 WILLOUGHBY STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

28548

MLS ID:

A2160532

\$755,000



△ JENNIFER GILBERT

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☑ COLDWELL BANKER - CITY SIDE REALTY

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M

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

Transaction Type

For Sale

Days On Market

364

Zoning

IND

Subdivision

Devonian Business Park

Nearest Town Lloydminster **Building Type**Warehouse

Year Built

2012

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Warehouse

Legal Plan

1424563

Building Area (Sq. Ft.)

6480.00

Building Area (Sq. M.)

602.01

Lot Size (Sq. Ft.)

98445

Lot Size (Acres)

2.26

Construction Type

Concrete, Metal Frame, Wood Frame

Roof Metal

Reports

Foundation

Poured Concrete, Slab

Heating

Electric, Overhead Heater(s), Radiant

Access to Property

Accessible to Major Traffic Route

Inclusions

None

Restrictions
None Known

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, three-phase electrical, 220v and plumbed for an air-compressor. Five heated bays currently rented out on short term rentals at \$900/bay. Four of the overhead doors are 16x16 and one is 16x20 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 and a mezannine. 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 86 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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