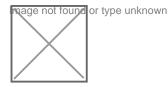


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 90 WILLOUGHBY STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

MLS ID: 28548

A2160532

\$755,000



**△** JENNIFER GILBERT

**(780)** 875-3343

☑ COLDWELL BANKER - CITY SIDE REALTY

**2** 780-875-3343

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

**Transaction Type** 

For Sale

**Days On Market** 

308

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 Foundation

Heating

Electric, Overhead Heater(s), Radiant

**Access to Property** 

Accessible to Major Traffic Route

Poured Concrete, Slab

**Inclusions** 

None

Restrictions

Reports 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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