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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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 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 Poured Concrete,Slab
Heating Electric,Overhead Heater(s),Radiant	Access to Property Accessible to Major Traffic Route	Inclusions None
Restrictions None Known	Reports 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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