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5413 COLLEGE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Vermilion, Alberta


Listing ID:
28647

MLS ID:
A2164853

\$185,000



 **BRENDA HAGER**
 (780) 853-3303

 Real Estate Centre - Vermilion

 5413 College Drive , Vermilion , Alberta T9X 1X8

Transaction Type For Sale	Title Fee Simple	Days On Market 355
Zoning C2	Subdivision Vermilion	Building Type See Remarks
Structure Type Other	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 4097S	Building Area (Sq. Ft.) 1740.00	Building Area (Sq. M.) 161.65
Lot Size (Sq. Ft.) 17859	Lot Size (Acres) 0.41	Roof Metal
Heating Forced Air,Natural Gas	Access to Property Back Alley Access,On Major Traffic Route,Paved Road	Inclusions n/a
Restrictions None Known	Reports None	

Prime location with high traffic flow on College Drive! Located right across the street is the Vermilion Stadium and Agricultural Society grounds. Lakeland College is right next door and attracts thousands of students annually. The possibilities are endless with this location. Zoned C2 gives a multitude of opportunities to develop your business.The building offers over 1700 sq ft of space to customize to your specific needs. Office space off the front entrance with 2 bays facing College Drive. The east side addition was added giving a side entrance and an additional bay with back alley access. Situated on 4 lots, this property is a great opportunity to invest in the thriving and active community of Vermilion.

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