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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 292
<b>Zoning</b> C2	<b>Subdivision</b> Vermilion	<b>Building Type</b> See Remarks
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 4097S	<b>Building Area (Sq. Ft.)</b> 1740.00	<b>Building Area (Sq. M.)</b> 161.65
<b>Lot Size (Sq. Ft.)</b> 17859	<b>Lot Size (Acres)</b> 0.41	<b>Roof</b> Metal
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Back Alley Access,On Major Traffic Route,Paved Road	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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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