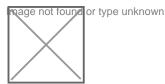


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5413 COLLEGE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationVermilion, 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

292

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

RestrictionsNone 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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