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5125 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Vermilion, Alberta


Listing ID:
28881

MLS ID:
A2175510

\$790,000



 **PAUL CORBIERE**

 Real Estate Centre - Vermilion

 5125 50 Avenue , Vermilion , Alberta T9X 1A8

Transaction Type For Sale	Title Fee Simple	Days On Market 245
Zoning CB- Central Business	Subdivision NONE	Building Type Office Building
Year Built 1976	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 6647S	Building Area (Sq. Ft.) 10000.00
Building Area (Sq. M.) 929.02	Lot Size (Sq. Ft.) 21600	Lot Size (Acres) 0.50
Electric 200 Amp Service	Cooling Central Air	Heating Forced Air,Natural Gas
Access to Property Public	Inclusions None	Restrictions None Known
Reports Title		

Prime Mainstreet Location - Investment Opportunity with several Anchor tenants. Located on 6 Lots in Vermilion AB and clearly also visible from Hwy 41 intersection. Attractive Building has an excellent variety of Professional Tenants, and is well complimented with it's own paved parking lot. Additional powered Staff Parking is located along the southside of the building. Many Exterior & Interior upgrades over the years include refurbished steps & sidewalks around the building, resurfaced parking lot, Metal Cladding, Roofing, numerous windows & doors, various Mechanical Heating & A/C Systems, tile flooring etc. etc. Extremely well maintained property that will be an asset to any Buyer! Want the flexibility to expand further? Building plans indicate that a 2nd floor could likely be built above this existing one floor structure. Plenty of options for this well priced property, don't miss out call today!

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