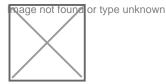


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5125 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Vermilion, Alberta Listing ID: 28881 MLS ID: A2175510

\$790,000



A PAUL CORBIERE

Real Estate Centre - Vermilion

5125 50 Avenue, Vermilion, Alberta T9X 1A8

**Transaction Type** 

For Sale

Zoning

**CB- Central Business** 

Year Built

1976

**Property Sub Type** 

Office

Building Area (Sq. M.)

929.02

**Electric** 

200 Amp Service

**Access to Property** 

**Public** 

Reports

Title

Title

Fee Simple

Subdivision

NONE

Structure Type

Office

Legal Plan

6647S

Lot Size (Sq. Ft.)

21600

Cooling

Central Air

Inclusions

None

**Days On Market** 

317

**Building Type** 

Office Building

Property Type

Commercial

**Building Area (Sq. Ft.)** 

10000.00

Lot Size (Acres)

0.50

Heating

Forced Air, Natural Gas

Restrictions
None Known

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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