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6A KAM'S INDUSTRIAL PARK FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Vermilion River, County Of, Alberta



Listing ID:
30438


MLS ID:
A2217126

\$1,200,000



 **BRIAN KIMMEL**
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 6A Kam's Industrial Park , Rural Vermilion River, County Of , Alberta T0B 0L0

Transaction Type

For Sale

Days On Market

66

Zoning

C

Subdivision

NONE

Nearest Town

Blackfoot

Year Built

2005

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0621719

Building Area (Sq. Ft.)

11200.00

Building Area (Sq. M.)

1040.51

Lot Size (Sq. Ft.)

86248

Lot Size (Acres)

1.98

Construction Type

Metal Frame

Electric

Three Phase

Heating

Radiant

Inclusions

n/a

Restrictions

None Known

Reports

Legal Description

Great highway exposure on this property. There are 2 buildings each at 5600 sq.ft. in a fenced 1.98 acre parcel. The north building is divided in half, one side with office and mezzanine, both sides have a washroom and 1-14X16 OHD. The south building has an office, mezzanine, washroom and 2-14X16 OHDs. Both buildings have 3 phase power and are currently rented out with a very good return on investment.

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