



Generated: Nov 8, 2025, 16:32:17

**Regional Contact** 

♣ Ali Hemmaway ■ 403-625-3381 ■ eda@claresholm.ca 🗹 Visit Website

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.

## 4415 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

nage not found or type unknown

Location

Vermilion, Alberta

Listing ID:

32782

MLS ID:

A2269370

\$137,400



- △ SHAWN JACULA
- (780) 581-9011
- RE/MAX PRAIRIE REALTY
- 4415 52 Street , Vermilion , Alberta T9X1X9

**Transaction Type** 

For Sale

Title

NONE

**Days On Market** 

2

Zoning

C3 Hiway Commercial

Subdivision

Fee Simple

Building Type See Remarks

**Structure Type** 

Lot Size (Acres)

None

Property Type Commercial **Property Sub Type** 

Lot Size (Sq. Ft.)

Mixed Use

Building Area (Sq. Ft.)

990.00

0.53

Building Area (Sq. M.)

23086

91.97

**Access to Property** 

Accessible to Major Traffic Route, Back Alley Access, On Major Traffic Route **Inclusions** 

n/a

Restrictions Reports
See Remarks None

Discover exceptional investment potential with this .53-acre commercial lot featuring prime highway access and excellent visibility for future business development. Located in a high-traffic area, this property offers the ideal setting for entrepreneurs, investors, or developers looking to establish a commercial presence. Currently improved with a residential home, the property provides immediate utility or rental income potential while you plan your future project. Zoned commercial, this parcel is restricted to commercial development for future builds, making it a valuable long-term asset for retail, office, or service-based enterprises. Highlights: .53-acre lot with highway frontage and easy access; Zoned commercial – future development for business use only; Existing residential home on-site – potential for interim rental income; Excellent visibility and exposure for signage or future development; Ideal for investors, developers, or business owners; Take advantage of this unique opportunity to secure highway commercial land with flexible short-term use and strong long-term potential. Contact your real estate professional today to schedule a viewing or learn more about permitted commercial uses for this property.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.