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4853 40 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Vermilion, Alberta

Listing ID:
32783

MLS ID:
A2269376

\$949,900



 **SHAWN JACULA**
 (780) 581-9011

 **RE/MAX PRAIRIE REALTY**
 780-853-2120

 4853 40 Street , Vermilion , Alberta T9X 1H6

Transaction Type	Title	Days On Market
For Sale	Fee Simple	63
Zoning	Subdivision	Building Type
IL - Light Industrial Dis	NONE	Warehouse
Year Built	Structure Type	Property Type
1979	Warehouse	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	7621089	7980.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
741.36	73616	1.69
Construction Type	Roof	Foundation
Concrete	Tar/Gravel	None
Heating	Lot Features	Commercial Amenities
Overhead Heater(s),Forced Air,Natural Gas	Level,Yard Lights	Boardroom,Floor Drain(s)/Grease Trap(s),Lunchroom,Mezzanine,Parking-Extra,Storage,Yard Lights
Access to Property	Inclusions	Restrictions
Accessible to Major Traffic Route,Direct Access	n/a	None Known
Reports		
None		

Secure a prime income-generating property in the thriving community of Vermilion, Alberta. This 7,980 sq. ft., 5-bay commercial shop with office space offers a solid investment with a guaranteed tenant in place for 3 years and an option to renew, ensuring reliable cash flow and long-term stability. Existing tenant has been in place for 40+ years. Perfectly positioned with excellent access to Highway 16 and 41, this property is well-maintained and features practical design elements suited for both operations and administration. Property Highlights: 5-bay heated shop with large overhead doors, an enclosed pit dock and ample workspace; Professional office area with reception and staff amenities; Strong lease in place – 3-year term with renewal option; Reliable long term tenant ensuring consistent income; Excellent access from major roadways; Ample parking and yard space for vehicles and equipment. This property is a solid income-producing investment ideal for investors seeking a low-maintenance, high-performing commercial asset. Contact your real estate professional today for full lease details and financial information.

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