



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.

## 4853 40 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

nage not found or type unknown

Location Vermilion, Alberta Listing ID:

MLS ID:

32783

A2269376

\$949,900



- △ SHAWN JACULA
- (780) 581-9011
- RE/MAX PRAIRIE REALTY
- **780-853-2120**
- 4853 40 Street , Vermilion , Alberta T9X 1H6

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

Zoning

IL - Light Industrial Dis

Subdivision

NONE

Warehouse

7621089

Roof

**Building Type** Warehouse

Year Built

1979

Structure Type

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan Building Area (Sq. Ft.)

7980.00

Building Area (Sq. M.)

741.36

Lot Size (Sq. Ft.)

1.69

73616

Foundation

None

Concrete

**Construction Type** Tar/Gravel

**Commercial Amenities** 

Lot Size (Acres)

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Lot Features Boardroom, Floor Drain(s)/Grease Level, Yard Lights Trap(s), Lunchroom, Mezzanine, Parking-

Extra, Storage, Yard Lights

**Access to Property** 

Accessible to Major Traffic Route, Direct

Access

Inclusions

n/a

Restrictions

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.

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.