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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 For Sale	Title Fee Simple	Days On Market 63
Zoning IL - Light Industrial Dis	Subdivision NONE	Building Type Warehouse
Year Built 1979	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7621089	Building Area (Sq. Ft.) 7980.00
Building Area (Sq. M.) 741.36	Lot Size (Sq. Ft.) 73616	Lot Size (Acres) 1.69
Construction Type Concrete	Roof Tar/Gravel	Foundation None
Heating Overhead Heater(s), Forced Air, Natural Gas	Lot Features Level, Yard Lights	Commercial Amenities Boardroom, Floor Drain(s)/Grease 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.

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