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5413 COLLEGE DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Vermilion, Alberta

Listing ID:
35405


MLS ID:
A2314439

\$149,000



 **BRENDA HAGER**
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 Real Estate Centre - Vermilion
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 5413 College Drive , Vermilion , Alberta T9X 1X8

Transaction Type For Sale	Zoning C2	Subdivision Vermilion
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 4097S	Building Area (Sq. Ft.) 1740.00	Building Area (Sq. M.) 161.65
Lot Size (Sq. Ft.) 17556	Lot Size (Acres) 0.40	Construction Type Other
Roof Metal	Lot Features Back Lane,Level	Inclusions n/a
Restrictions See Remarks	Reports None	

Position your business in one of Vermilion's most visible and high traffic locations on College Drive! Directly across from the Vermilion Stadium and Agricultural Society grounds, and right beside Lakeland College, this property benefits from year round exposure and steady traffic from students, events, and the surrounding community. Zoned C2, this property opens the door to a wide range of commercial possibilities. Offering over 1,700 sq. ft. of customizable space, the building features a front office area, two front access bays, plus an additional rear bay with convenient back alley access. Situated on 4 lots, the property provides excellent accessibility and room to grow. Whether you are expanding, relocating, or investing, this is a rare opportunity to secure a commercial property in the thriving community of Vermilion with endless potential.

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