

# \$3,050,000 - Twp Rd 502 Rr14 Ne 8-50-1-4, Rural Vermilion River, County of

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MLS® #A2199887

**\$3,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 8.00 Acres

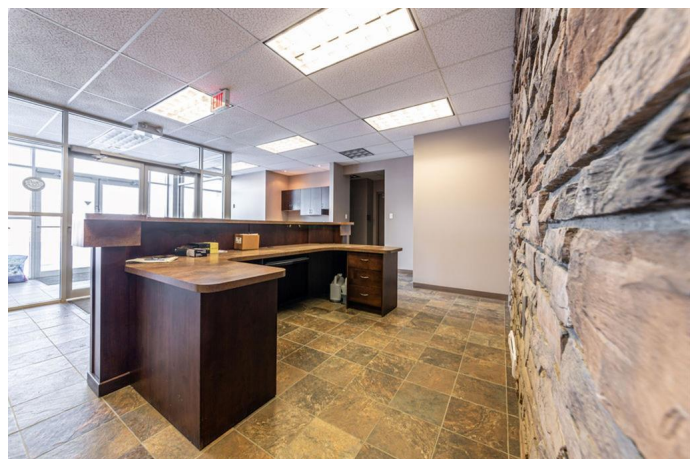
NONE, Rural Vermilion River, County of,  
Alberta

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502 . Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.

Built in 2011

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2199887    |
| Price      | \$3,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 8.00        |
| Year Built | 2011        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |



## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Twp Rd 502 Rr14 Ne 8-50-1-4      |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 0L0                          |

## Interior

|         |                               |
|---------|-------------------------------|
| Heating | Hot Water, Overhead Heater(s) |
| Cooling | Central Air                   |

## Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 58              |
| Zoning         | Industrial      |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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