



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4853 40 Street  
Vermilion, Alberta

MLS # A2269376



**\$924,900**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	7,980 sq.ft.
<b>Zoning:</b>	IL - Light Industrial Dis

<b>Heating:</b>	Overhead Heater(s), Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Tar/Gravel
<b>Exterior:</b>	Concrete
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	n/a

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	1.69 Acres
<b>Lot Feat:</b>	Level, Yard Lights

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 &ndash; 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.