



GRASSROOTS
REALTY GROUP

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3917 48 Avenue
Vermilion, Alberta

MLS # A2328092



\$599,500

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,280 sq.ft.
Zoning:	Light Industrial

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: Lincoln Welder, Bolt Bin, Boardroom Table, Desk, Shelving. Propane Tank.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.50 Acre

Lot Feat: Back Lane, Interior Lot

Large Light Industrial 5280 square foot shop in Vermilion. Built in 2014. This 66x80 shop is steel frame, steel roof, concrete floor with drains. The shop is vented for exhaust fans with 24x16 auto doors. Heated with radiant heat. The mezzanine is a modern recently renovated space with 2 offices and a boardroom area. The main level of the shop has a newer bathroom. A second building on this property is 20x30 Future Steel Building. Floor is concrete, it has forced air heat (propane) insulated, 8x8 overhead door, water and sewer. Included in this sale is the Lincoln Welder, Bolt Bin, Assorted furniture including a large board table and shelving. The propane tank outside stays as well. Stop renting a space to park your truck! This XL shop can fit your truck plus its trailer!!