



GRASSROOTS
REALTY GROUP

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SW 1-50-2 W4
Rural Vermilion River, County of, Alberta

MLS # A2349308



\$799,900

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	B

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	4.23 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

HIGH-VISIBILITY HIGHWAY FRONTAGE COMMERICAL PROPERTY OFFERING EXCELLENT EXPOSURE AND EASY ACCESS. GREAT SIGNAGE POTENTIAL, AMPLE PARKING/YARD (4.32 ACRES), AND VERSATILE LAYOUT TO SUIT CONTRACTOR, TRADES, AGRICULTURAL SERVICES, OR COMMERICAL RETAIL USERS. MAIN SHOP 80' X 40' BUILT IN 1998(32'CEILING HEIGHT, 2 FORCES AIR HEATERS), OFFICE 40'X 12', MECHANICAL ROOM 20' X 12', COLD STORAGE BUILDING 44' X 30', HEATED STORAGE BUILDING 39' X 43' BUILT IN 2010 WITH OVERHEAD DOOR 14' X16' GRAVEL FLOOR, CANVAS BUILDING 64' X 40' GRAVEL FLOOR STRUCTURED IN 2006.