



GRASSROOTS
REALTY GROUP

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13053A Highway 16
Rural Vermilion River, County of, Alberta

MLS # A2352755

\$495,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,343 sq.ft.
Zoning:	Industrial- Medium

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Connected
Exterior:	Other, Wood Frame	Parking:	-
Water:	Well	Lot Size:	4.29 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Rare find! This Highway #16 frontage property comprised of 4.27 acres is located just west of the City with access to the parcel on both the north and south boundaries. There is a 1986 50' x 50' heated shop with office, bathroom and mezzanine plus a 2004 storage annex bringing the total footprint to approximately 3,220 sq ft. The 2014 54' x 50' Quonset-style frame and fabric building has a 29' high ceiling comes with a concrete floor designed for heavy equipment, sump and concrete apron. An adjacent modular structure located east of the primary shop is currently used as stand-alone warehouse space. The 1977 bungalow, approximately 1,343 sq ft, is on a full basement and has a large screened-in porch. It requires extensive remediation as it is not currently habitable. Adjacent double detached garage. There will be a shared water well agreement with the adjoining acreage for the residence. A second onsite water well is dedicated to the shop. Formerly the headquarters of "Tents to Go", the County of Vermilion River zoning of Industrial - Medium allows a wide range of permitted uses. Ask the listing office for an information package including maps, details on the zoning, and a September 2026 Phase One Environmental Site Assessment. A current Real Property Report will be made available as soon as it is completed by the survey firm.