

**6A Kam's Industrial Park**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2217126**



## \$1,200,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,200 sq.ft.
Zoning:	C

Heating:	Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Metal Frame	Parking:	-
Water:	-	Lot Size:	1.98 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Great highway exposure on this property. There are 2 buildings each at 5600 sq.ft. in a fenced 1.98 acre parcel. The north building is divided in half, one side with office and mezzanine, both sides have a washroom and 1-14X16 OHD. The south building has an office, mezzanine, washroom and 2-14X16 OHDs. Both buildings have 3 phase power and are currently rented out with a very good return on investment.