

4853 40 Street
Vermilion, Alberta

MLS # A2269376



\$949,900

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

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

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.69 Acres
Lot Feat:	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 & 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.