

39 Production Avenue
Rural Vermilion River, County of, Alberta

MLS # A2178014



\$995,000

Division:	Devonian Business Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	ID

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.33 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime opportunity to purchase a 6000 SF Industrial Building located just minutes west of Lloydminster. Building features office, mezzanine, and a large wide open shop area. Office & staff room with washroom are on the main floor, and on the second floor there is a larger office with storage that can be used as a boardroom and a lunchroom. Shop is equipped with (3) overhead doors (16x16, 14x16, 14x14), radiant & electric heat, & overhead crane. You will appreciate the two fabric buildings (50x100, 39x50) and the dismantled rail car for storage. The yard is fully fenced and situated on 2.33 acres.