

4825 47 Avenue  
Vermilion, Alberta

MLS # A2178975



## \$1,500,000

<b>Division:</b>	Vermilion
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Butcher,Retail
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Vermilion Packers
<b>Bus. Name:</b>	Vermilion Packers
<b>Size:</b>	8,976 sq.ft.
<b>Zoning:</b>	IL - Light Industrial
<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Metal
<b>Exterior:</b>	Concrete, Metal Siding , Other
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Inclusions:</b>	Tools, Equipment, 2 Sea-Cans at front, 4 Delivery Trucks/Vans- List to be provided.
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Parking:</b>	-
<b>Lot Size:</b>	2.03 Acres
<b>Lot Feat:</b>	City Lot

Turnkey meat processing facility for sale in Vermilion, AB. Rare opportunity to acquire a fully equipped, Certified Meat Plant with land, buildings, equipment, and vehicles included. Long-established operation, now offered as Choice of an Asset sale or Share sale, due to owner retirement. Ideal for custom processors, butchers, or businesses looking to expand or relocate. Key Features: 1. 9,000 sq ft metal-clad processing plant + 2,000 sq ft enclosed livestock receiving area. 2. Equipment for slaughter, aging, cutting, wrapping, freezing + sausage-making equipment. 3. Cooler & freezer capacity: ~100 beef or 300+ hogs. 4. 2.03 acres with room to expand; fenced compound, sea-can storage. 5. 4 refrigerated trucks/vans included. 6. Long-standing customer base & experienced staff may be available. 7. Front retail meat shop for direct-to-consumer sales. 8. Certified for beef, bison, pork, sheep & goats. Also custom cut & wrap Wild Game. Property is well located at the junction of Hwy 16 (TransCanada) & Hwy 41 in Vermilion—an agricultural and commercial hub in East-central Alberta, between Edmonton & Lloydminster. NOTE: Business offered as a going concern with all assets included. Contact Agent for full equipment list and viewing appointments.