

4825 47 Avenue
Vermilion, Alberta

MLS # A2178975



\$1,500,000

Division: Vermilion

Type: Industrial

Bus. Type: Butcher, Retail

Sale/Lease: For Sale

Bldg. Name: Vermilion Packers

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Size: 8,976 sq.ft.

Zoning: IL - Light Industrial

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: Electricity Connected, Natural Gas Connected, Garbage

Exterior: Concrete, Metal Siding, Other

Parking: -

Water: Public

Lot Size: 2.03 Acres

Sewer: Public Sewer

Lot Feat: City Lot

Inclusions: Tools, Equipment, 2 Sea-Cans at front, 4 Delivery Trucks/Vans- List to be provided.

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.