



GRASSROOTS
REALTY GROUP

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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.