



GRASSROOTS
REALTY GROUP

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**5135 50 Avenue
Vermilion, Alberta**

MLS # A2227837



\$1,973

Division:	NONE
Type:	Business
Bus. Type:	Accounting,Administrative and Support ,Financial ,Professional Service,Profes
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,973 sq.ft.
Zoning:	CB

Heating:

Forced Air, Natural Gas

Floors:

Tile, Vinyl Plank

Roof:

Asphalt/Gravel

Exterior:

Cedar, Concrete, Wood Frame

Water:

Public

Sewer:

Public Sewer

Inclusions:

N/A

Addl. Cost:

-

Based on Year:

-

Utilities:

Cable Internet Access, Electricity Connected, Natural Gas

Parking:

-

Lot Size:

0.33 Acre

Lot Feat:

Back Lane, Corner Lot, Low Maintenance Landscape, Ne

A prime corner location in JMH Adams Building is now available for lease! This is a well-maintained 1,973 square foot office space located within the JMH Adams Chartered Professional Accountants building, at the high-visibility corner of 50th Avenue and Highway 41. This professionally designed space features a smart layout and recent upgrades—perfect for a wide range of business operations. Property Features: Five private offices — ideal for executives, teams, or client services A spacious boardroom — great for meetings, presentations, and collaboration A kitchen area — convenient for staff use A modern bathroom Updated lighting throughout for a bright, professional interior Fresh exterior paint for excellent curb appeal Corner lot location with outstanding visibility and easy access Located in a well-known, established professional building. Move-In Incentive: Landlord is offering two months free base rent to qualified tenants! Take advantage of this exceptional opportunity to establish your business in a prominent, move-in ready space with high exposure. The two-month rent incentive makes this a cost-effective option for businesses looking to grow or relocate.