



**GRASSROOTS**  
REALTY GROUP

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5021 47 Avenue  
Vermilion, Alberta

MLS # A2246179



**\$89,900**

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 1,840 sq.ft.  
Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete, Metal Siding , Mixed

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: Corner Lot, Level, Near Public Transit

Inclusions: n/a

Don't miss this versatile commercial property offering excellent exposure and functionality just off a major highway. Built in 1974 and spanning 1,840 sq ft, this building is ideal for a wide range of business operations. The property features three spacious bays, including two with large overhead doors — perfect for automotive, service-based, or industrial use. Property Features: Zoned C2 — General Commercial; 1,840 sq ft of usable space; 3 bays — convert to suit your business needs; Easy access to major highway — prime location for visibility and logistics; Room for parking or outdoor storage; Whether you're an owner-operator, entrepreneur, or investor, this well-located property provides a strong foundation for your next commercial venture.