



**4853 40 Street  
Vermilion, Alberta**

**MLS # A2269376**



**\$924,900**

|                    |                           |
|--------------------|---------------------------|
| <b>Division:</b>   | NONE                      |
| <b>Type:</b>       | Industrial                |
| <b>Bus. Type:</b>  | -                         |
| <b>Sale/Lease:</b> | For Sale                  |
| <b>Bldg. Name:</b> | -                         |
| <b>Bus. Name:</b>  | -                         |
| <b>Size:</b>       | 7,980 sq.ft.              |
| <b>Zoning:</b>     | IL - Light Industrial Dis |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Overhead Heater(s), Forced Air, Natural Gas |
| <b>Floors:</b>     | -   |
| <b>Roof:</b>       | Tar/Gravel                                  |
| <b>Exterior:</b>   | Concrete                                    |
| <b>Water:</b>      | -   |
| <b>Sewer:</b>      | -   |
| <b>Inclusions:</b> | n/a   |

|                       |                    |
|-----------------------|--------------------|
| <b>Addl. Cost:</b>    | -                  |
| <b>Based on Year:</b> | -                  |
| <b>Utilities:</b>     | -                  |
| <b>Parking:</b>       | -                  |
| <b>Lot Size:</b>      | 1.69 Acres         |
| <b>Lot Feat:</b>      | Level, Yard Lights |

Secure a prime income-generating property in the thriving community of Vermilion, Alberta. This 7,980 sq. ft., 5-bay commercial shop with office space offers a solid investment with a guaranteed tenant in place for 3 years and an option to renew, ensuring reliable cash flow and long-term stability. Existing tenant has been in place for 40+ years. Perfectly positioned with excellent access to Highway 16 and 41, this property is well-maintained and features practical design elements suited for both operations and administration. **Property Highlights:** 5-bay heated shop with large overhead doors, an enclosed pit dock and ample workspace; Professional office area with reception and staff amenities; Strong lease in place & 3-year term with renewal option; Reliable long term tenant ensuring consistent income; Excellent access from major roadways; Ample parking and yard space for vehicles and equipment. This property is a solid income-producing investment ideal for investors seeking a low-maintenance, high-performing commercial asset. Contact your real estate professional today for full lease details and financial information.