



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

PT NE 31-49-1-4
Rural Vermilion River, County of, Alberta

MLS # A2061511



\$4,960,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 47,200 sq.ft.

Zoning: M

Heating: Other

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 12.91 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

PRIME HIGHWAY LOCATION 4 MILES WEST OF LLOYDMINSTER! This 36,000 square foot building is an excellent property for a dealership or warehouse facility, there is also 2 cold storage buildings that are 40x120 and 40x 160 totalling another 11,200 square feet. Main building has expansive show room, 6 offices, large parts room with mezzanine, designated washbay a total of 9-12x14 foot OHD'S all on 12.91 acres that is packed and perimeter fenced. Priced well below replacement cost.