



**East of Reinhart Ind. Pk. NW 9
Rural Vermilion River, County of, Alberta**

MLS # A2070374



\$6,999,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 44,900 sq.ft.

Zoning: A

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Huge price reduction on this PRIME PROPERTY in the Heavy Oil Capital of Canada! Now priced \$800,000. under the recent appraisal! Located just outside of Lloydminster in the County of Vermilion River is where opportunity awaits! This is a 32-acre parcel just South of the Lloydminster Airport and has 3 major buildings totaling over 44,000 sq. ft. All 3 buildings are being leased with the owner sharing one building. The property is completely fenced and divided into separate fenced compounds which are also leased. Building #1 is 12,740 sq. ft. (11,700 SF shop) Building #2 is 10,160 SF (4,480 SF Shop) Building #3 is 22,000 SF (12,800 SF Shop). The buildings are in excellent condition and were built in 2007 and 2012. If you're a business that needs a shop with offices and revenues from your other buildings then this is it. If you're an investor you should take a serious look at this opportunity as the Lloydminster area feels ready to grow. Information Package is available. Seller also has another property in North Battleford SK. and will consider a package for both. MLS SK941187