



GRASSROOTS
REALTY GROUP

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

81 Willoughby Street
Rural Vermilion River, County of, Alberta

MLS # A2144770



\$1,599,777

Division: Devonian Business Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,120 sq.ft.

Zoning: Industrial - Medium

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: -

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.02 Acres

Lot Feat: -

****Premier Investment Opportunity at Devonia Business Park****Nestled in the heart of prime commercial real estate, the Devonia Business Park stands as a beacon of potential. Spanning over 3 acres, this property boasts a meticulously compacted and gravelled yard that sets the stage for endless possibilities. Among its many highlights is an impressive 8320 sq. ft space currently leased to a prestigious national tenant with an attractive renewal option. This versatile property offers a strategic advantage for savvy investors looking to capitalize on its remaining space or explore lucrative leasing opportunities within the complex. Distinguished by separate power and gas meters for enhanced utility management, this well-maintained building exudes pride of ownership and promises long-term value. Don't miss your chance to own a piece of this thriving business hub where success meets opportunity!