



**GRASSROOTS**  
REALTY GROUP

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**86 Willoughby Street**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2160528**



**\$735,000**

**Division:** Devonian Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,480 sq.ft.

**Zoning:** IND

**Heating:** Electric, Overhead Heater(s), Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Concrete, Metal Siding , Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 2.26 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Industrial Opportunity presents with this 2012 construction 6,480 square foot shop on 2.26 acres at Devonia Industrial Park. Wood frame, metal clad with a concrete slab foundation and three-phase electrical. Five heated bays currently rented out on short term rentals at \$900/bay. The overhead doors are 16x16 and the bays are approximately 20x54 with individual electric radiant heaters and side-mount door openers. Ceiling height is 18 feet. A sump pit runs through the centre of the building. Two piece washroom and sink area. The yard site is hard packed asphalt milling, great for heavy equipment hardening over time and reducing dust accumulation. The well and septic are currently shared with Lot 90 Willoughby Street and the owners are willing to draft a long or short term sharing agreement or new services could be brought in. Make your move!