



**GRASSROOTS**  
REALTY GROUP

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90 Willoughby Street  
Rural Vermilion River, County of, Alberta

MLS # A2160532



**\$755,000**

**Division:** Devonian Business Park

**Type:** Warehouse

**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 Frame, 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, three-phase electrical, 220v and plumbed for an air-compressor. Five heated bays currently rented out on short term rentals at \$900/bay. Four of the overhead doors are 16x16 and one is 16x20 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 and a mezzanine. 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 86 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!