



**GRASSROOTS**  
REALTY GROUP

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

**5125 50 Avenue  
Vermilion, Alberta**

**MLS # A2175510**



**\$790,000**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Vermilion Professional Building Ltd.
<b>Bus. Name:</b>	-
<b>Size:</b>	10,000 sq.ft.
<b>Zoning:</b>	CB- Central Business

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.50 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

Prime Mainstreet Location - Investment Opportunity with several Anchor tenants. Located on 6 Lots in Vermilion AB and clearly also visible from Hwy 41 intersection. Attractive Building has an excellent variety of Professional Tenants, and is well complimented with it's own paved parking lot. Additional powered Staff Parking is located along the southside of the building. Many Exterior & Interior upgrades over the years include refurbished steps & sidewalks around the building, resurfaced parking lot, Metal Cladding, Roofing, numerous windows & doors, various Mechanical Heating & A/C Systems, tile flooring etc. etc. Extremely well maintained property that will be an asset to any Buyer! Want the flexibility to expand further? Building plans indicate that a 2nd floor could likely be built above this existing one floor structure. Plenty of options for this well priced property, don't miss out call today!