



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**39 Production Avenue
Rural Vermilion River, County of, Alberta**

MLS # A2178014



\$995,000

Division: Devonian Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: ID

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.33 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime opportunity to purchase a 6000 SF Industrial Building located just minutes west of Lloydminster. Building features office, mezzanine, and a large wide open shop area. Office & staff room with washroom are on the main floor, and on the second floor there is a larger office with storage that can be used as a boardroom and a lunchroom. Shop is equipped with (3) overhead doors (16x16, 14x16, 14x14), radiant & electric heat, & overhead crane. You will appreciate the two fabric buildings (50x100, 39x50) and the dismantled rail car for storage. The yard is fully fenced and situated on 2.33 acres.