



**GRASSROOTS**  
REALTY GROUP

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**4825 47 Avenue**  
**Vermilion, Alberta**

**MLS # A2178975**



**\$1,500,000**

<b>Division:</b>	Vermilion	<b>Addl. Cost:</b>	-
<b>Type:</b>	Industrial	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	Butcher,Retail	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	Vermilion Packers	<b>Lot Size:</b>	2.03 Acres
<b>Bus. Name:</b>	Vermilion Packers	<b>Lot Feat:</b>	City Lot
<b>Size:</b>	8,976 sq.ft.		
<b>Zoning:</b>	IL - Light Industrial		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	Metal		
<b>Exterior:</b>	Concrete, Metal Siding , Other		
<b>Water:</b>	Public		
<b>Sewer:</b>	Public Sewer		
<b>Inclusions:</b>	Tools, Equipment, 2 Sea-Cans at front, 4 Delivery Trucks/Vans- List to be provided.		

Vermilion Packers - Business Opportunity: Rare chance to purchase an established Meat Packer business. Are you looking to start fresh or expand your business? Here is your shot to buy a key Property & Business that operates as a going concern. Well-designed floorplan, tremendous capacity, fully equipped start to finish, and long-time loyal clientele. -This Certified plant regularly slaughters & processes Beef, Bison, Hogs, Sheep & Goats. Your choice to specialize in one area or maintain a diverse income stream by processing various species with the custom business and continuing to operate the Quality front Retail meat shop. -Business comes with all necessary equipment & tools for slaughter, cooling, ageing, cutting, wrapping and freezing. Processing options include extensive sausage making equipment, spice room, tumbler, 3 large smokers, Double Oven, and the list goes on&hellip; Capacity in coolers and walk-in freezer for 100 Beef or min. 300 Hogs. -Property includes 2.03 acres with a 9,000 sq ft metal clad Meat Facility and an Attached 2,000 sq ft fully covered & enclosed livestock receiving area, which has a Heavy Chute, concrete floor, metal fencing & steel gates. Separate fenced back compound is surrounded with game fencing and plenty of room to park equipment, plus 4 refrigerated delivery trucks & vans which come with the business package. Added storage includes 2 large modern Sea-Cans. There is plenty of room for further expansion on this spacious property, which already accommodates the existing needs of customers & staff. -If meat processing & customer service is your passion, then this is clearly your Business Opportunity! Long-time staff could help with your immediate & continued success. This full package is offered in Vermilion, AB which is truly an excellent location at the junction of TransCanada

Highway 16 and very busy north/south Highway 41. Vermilion serves a large surrounding community as an Agricultural HUB with a very diversified economic & service base. Catch your Attention? Have Questions? Don't hesitate to reach out, this Property could certainly fulfill your Business Goals!