

# \$3,050,000 - Twp Rd 502 Rr14 Ne 8-50-1-4, Rural Vermilion River, County of

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MLS® #A2199887

**\$3,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 8.00 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502 . Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.

Built in 2011

## Essential Information

MLS® #	A2199887
Price	\$3,050,000
Bathrooms	0.00
Acres	8.00
Year Built	2011
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	Twp Rd 502 Rr14 Ne 8-50-1-4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0L0

## Interior

Heating	Overhead Heater(s), Hot Water
Cooling	Central Air

## Exterior

Construction	Metal Frame
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## Additional Information

Date Listed	March 6th, 2025
Days on Market	156
Zoning	Industrial

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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