

\$949,900 - 4853 40 Street, Vermilion

MLS® #A2269376

\$949,900

0 Bedroom, 0.00 Bathroom,
Commercial on 1.69 Acres

NONE, Vermilion, Alberta

Secure a prime income-generating property in the thriving community of Vermilion, Alberta. This 7,980 sq. ft., 5-bay commercial shop with office space offers a solid investment with a guaranteed tenant in place for 3 years and an option to renew, ensuring reliable cash flow and long-term stability. Existing tenant has been in place for 40+ years

Perfectly positioned with excellent access to Highway 16 and 41, this property is well-maintained and features practical design elements suited for both operations and administration.

Property Highlights:

5-bay heated shop with large overhead doors, an enclosed pit dock and ample workspace;

Professional office area with reception and staff amenities;

Strong lease in place – 3-year term with renewal option;

Reliable long term tenant ensuring consistent income;

Excellent access from major roadways;

Ample parking and yard space for vehicles and equipment.

This property is a solid income-producing investment ideal for investors seeking a low-maintenance, high-performing commercial asset.



Contact your real estate professional today for full lease details and financial information.

Built in 1979

Essential Information

MLS® #	A2269376
Price	\$949,900
Bathrooms	0.00
Acres	1.69
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4853 40 Street
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1H6

Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
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Exterior

Lot Description	Level, Yard Lights
Roof	Tar/Gravel
Construction	Concrete
Foundation	None

Additional Information

Date Listed	November 6th, 2025
Days on Market	14
Zoning	IL - Light Industrial Dis

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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