

# \$699,000 - 5125 50 Avenue, Vermilion

MLS® #A2175510

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

NONE, Vermilion, Alberta

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!

Built in 1976

## Essential Information

MLS® #	A2175510
Price	\$699,000
Bathrooms	0.00
Acres	0.50
Year Built	1976
Type	Commercial
Sub-Type	Office



Status	Active
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## Community Information

Address	5125 50 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1A8

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	20

## Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Additional Information

Date Listed	October 28th, 2024
Days on Market	321
Zoning	CB- Central Business

## Listing Details

Listing Office	Real Estate Centre - Vermilion
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