

\$995,000 - 39 Production Avenue, Rural Vermilion River, County of

MLS® #A2178014

\$995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.33 Acres

Devonian Business Park, Rural Vermilion River, County of, Alberta

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.

Built in 2002

Essential Information

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|------------|------------|
| MLS® # | A2178014 |
| Price | \$995,000 |
| Bathrooms | 0.00 |
| Acres | 2.33 |
| Year Built | 2002 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

Address 39 Production Avenue



| | |
|-------------|----------------------------------|
| Subdivision | Devonian Business Park |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T9V 2Z9 |

Additional Information

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|----------------|--------------------|
| Date Listed | November 7th, 2024 |
| Days on Market | 248 |
| Zoning | ID |

Listing Details

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| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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