

# \$1,200,000 - 6a Kam's Industrial Park, Rural Vermilion River, County of

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MLS® #A2217126

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.98 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Great highway exposure on this property.  
There are 2 buildings each at 5600 sq.ft. in a  
fenced 1.98 acre parcel. The north building is  
divided in half, one side with office and  
mezzanine, both sides have a washroom and  
1-14X16 OHD. The south building has an  
office, mezzanine, washroom and 2-14X16  
OHDs. Both buildings have 3 phase power  
and are currently rented out with a very good  
return on investment.

Built in 2005

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2217126    |
| Price      | \$1,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 1.98        |
| Year Built | 2005        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6a Kam's Industrial Park         |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0B 0L0 |

**Interior**

|         |         |
|---------|---------|
| Heating | Radiant |
|---------|---------|

**Exterior**

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 159           |
| Zoning         | C             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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