\$6,999,000 - East Of Reinhart Ind. Pk. Nw 9, Rural Vermilion River, County of

MLS® #A2070374

\$6,999,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Huge price reduction on this PRIME PROPERTY in the Heavy Oil Capital of Canada! Now priced \$800,000. under the recent appraisal! Located just outside of Lloydminster in the County of Vermilion River is where opportunity awaits! This is a 32-acre parcel just South of the Lloydminster Airport and has 3 major buildings totaling over 44,000 sq. ft. All 3 buildings are being leased with the owner sharing one building. The property is completely fenced and divided into separate fenced compounds which are also leased. Building #1 is 12,740 sq. ft. (11,700 SF shop) Building #2 is 10,160 SF (4,480 SF Shop) Building #3 is 22,000 SF (12,800 SF Shop). The buildings are in excellent condition and were built in 2007 and 2012. If you're a business that needs a shop with offices and revenues from your other buildings then this is it. If you're an investor you should take a serious look at this opportunity as the Lloydminster area feels ready to grow. Information Package is available. Seller also has another property in North Battleford SK. and will consider a package for both. MLS SK941187







Built in 2007

Essential Information

MLS® # A2070374

Price \$6,999,000

Bathrooms 0.00 Acres 0.00 Year Built 2007

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address East Of Reinhart Ind. Pk. Nw 9

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta

Postal Code T9V 3B9

Additional Information

Date Listed August 3rd, 2023

Days on Market 821

Zoning A

Listing Details

Listing Office CENTURY 21 DRIVE

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