

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

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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 | 730              |
| Zoning         | A                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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