

# \$755,000 - 90 Willoughby Street, Rural Vermilion River, County of

---

MLS® #A2160532

**\$755,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.26 Acres

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

Industrial Opportunity presents with this 2012 construction 6,480 square foot shop on 2.26 acres at Devonia Industrial Park. Wood frame, metal clad with a concrete slab foundation, three-phase electrical, 220v and plumbed for an air-compressor. Five heated bays currently rented out on short term rentals at \$900/bay. Four of the overhead doors are 16x16 and one is 16x20 the bays are approximately 20x54 with individual electric radiant heaters and side-mount door openers. Ceiling height is 18 feet. A sump pit runs through the centre of the building. Two piece washroom and sink area and a mezzanine. The yard site is hard packed asphalt milling, great for heavy equipment hardening over time and reducing dust accumulation. The well and septic are currently shared with Lot 86 Willoughby Street and the owners are willing to draft a long or short term sharing agreement or new services could be brought in. Make your move!

Built in 2012

## Essential Information

MLS® #	A2160532
Price	\$755,000
Bathrooms	0.00
Acres	2.26



Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	90 Willoughby Street
Subdivision	Devonian Business Park
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3B9

### Interior

Heating	Electric, Overhead Heater(s), Radiant
---------	---------------------------------------

### Exterior

Roof	Metal
Construction	Concrete, Metal Frame, Wood Frame
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	August 25th, 2024
Days on Market	344
Zoning	IND

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.