# \$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 dismounted rail car for storage. The yard is fully fenced and situated on 2.33 acres.



#### **Essential Information**

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**

Date Listed November 7th, 2024

Days on Market 358
Zoning ID

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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