

# \$790,000 - 5125 50 Avenue, Vermilion

MLS® #A2175510

**\$790,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

NONE, Vermilion, Alberta

Prime Mainstreet Location - Investment Opportunity with several Anchor tenants. Located on 6 Lots in Vermilion AB and clearly also visible from Hwy 41 intersection. Attractive Building has an excellent variety of Professional Tenants, and is well complimented with it's own paved parking lot. Additional powered Staff Parking is located along the southside of the building. Many Exterior & Interior upgrades over the years include refurbished steps & sidewalks around the building, resurfaced parking lot, Metal Cladding, Roofing, numerous windows & doors, various Mechanical Heating & A/C Systems, tile flooring etc. etc. Extremely well maintained property that will be an asset to any Buyer! Want the flexibility to expand further? Building plans indicate that a 2nd floor could likely be built above this existing one floor structure. Plenty of options for this well priced property, don't miss out call today!

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2175510   |
| Price      | \$790,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.50       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Office     |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5125 50 Avenue             |
| Subdivision | NONE                       |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1A8                    |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 20   |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | October 28th, 2024   |
| Days on Market | 255                  |
| Zoning         | CB- Central Business |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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