

# \$830,000 - 5125 50 Avenue, Vermilion

MLS® #A2175510

**\$830,000**

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	\$830,000
Bathrooms	0.00
Acres	0.50
Year Built	1976
Type	Commercial
Sub-Type	Business



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 159  
Zoning CB- Central Business

### Listing Details

Listing Office Real Estate Centre - Vermilion

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