

# \$1,500,000 - 4825 47 Avenue, Vermilion

MLS® #A2178975

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.03 Acres

Vermilion, Vermilion, Alberta

Vermilion Packers - Business Opportunity:  
Rare chance to purchase an established Meat Packer business. Are you looking to start fresh or expand your business? Here is your shot to buy a key Property & Business that operates as a going concern. Well-designed floorplan, tremendous capacity, fully equipped start to finish, and long-time loyal clientele.

- This Certified plant regularly slaughters & processes Beef, Bison, Hogs, Sheep & Goats. Your choice to specialize in one area or maintain a diverse income stream by processing various species with the custom business and continuing to operate the Quality front Retail meat shop.
- Business comes with all necessary equipment & tools for slaughter, cooling, ageing, cutting, wrapping and freezing. Processing options include extensive sausage making equipment, spice room, tumbler, 3 large smokers, Double Oven, and the list goes on! Capacity in coolers and walk-in freezer for 100 Beef or min. 300 Hogs.
- Property includes 2.03 acres with a 9,000 sq ft metal clad Meat Facility and an Attached 2,000 sq ft fully covered & enclosed livestock receiving area, which has a Heavy Chute, concrete floor, metal fencing & steel gates. Separate fenced back compound is surrounded with game fencing and plenty of room to park equipment, plus 4 refrigerated delivery trucks & vans which come with the business package. Added storage includes 2 large modern Sea-Cans. There is plenty of room for further expansion on this spacious



property, which already accommodates the existing needs of customers & staff.

-If meat processing & customer service is your passion, then this is clearly your Business Opportunity! Long-time staff could help with your immediate & continued success. This full package is offered in Vermilion, AB which is truly an excellent location at the junction of TransCanada Highway 16 and very busy north/south Highway 41. Vermilion serves a large surrounding community as an Agricultural HUB with a very diversified economic & service base. Catch your Attention? Have Questions? Donâ€™t hesitate to reach out, this Property could certainly fulfill your Business Goals!

Built in 1976

### **Essential Information**

MLS® #	A2178975
Price	\$1,500,000
Bathrooms	0.00
Acres	2.03
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	4825 47 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1J4

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Propane, Sewer Connected, Water Connected
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Parking Spaces      10

**Interior**

Heating                      Forced Air, Natural Gas  
Cooling                      Partial

**Exterior**

Lot Description      City Lot  
Roof                      Metal  
Construction      Concrete, Metal Siding, Other  
Foundation      Poured Concrete

**Additional Information**

Date Listed              November 12th, 2024  
Days on Market      159  
Zoning                    IL - Light Industrial

**Listing Details**

Listing Office            Real Estate Centre - Vermilion

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