

# \$185,000 - 5413 College Drive, Vermilion

MLS® #A2164853

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.41 Acres

Vermilion, Vermilion, Alberta

Prime location with high traffic flow on College Drive! Located right across the street is the Vermilion Stadium and Agricultural Society grounds. Lakeland College is right next door and attracts thousands of students annually. The possibilities are endless with this location. Zoned C2 gives a multitude of opportunities to develop your business. The building offers over 1700 sq ft of space to customize to your specific needs. Office space off the front entrance with 2 bays facing College Drive. The east side addition was added giving a side entrance and an additional bay with back alley access. Situated on 4 lots, this property is a great opportunity to invest in the thriving and active community of Vermilion.

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2164853   |
| Price     | \$185,000  |
| Bathrooms | 0.00       |
| Acres     | 0.41       |
| Type      | Commercial |
| Sub-Type  | Mixed Use  |
| Status    | Active     |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5413 College Drive |
| Subdivision | Vermilion          |
| City        | Vermilion          |



|             |                            |
|-------------|----------------------------|
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1X8                    |

### **Interior**

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

### **Exterior**

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2024 |
| Days on Market | 301                  |
| Zoning         | C2                   |

### **Listing Details**

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

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