

# \$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           254  
Zoning                    CB- Central Business

**Listing Details**

Listing Office             Real Estate Centre - Vermilion

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