

# \$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, Natural Gas Connected, Garbage Collection, Propane, Sewer Connected, Water Connected
-----------	---

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          242  
Zoning                      IL - Light Industrial

**Listing Details**

Listing Office              Real Estate Centre - Vermilion

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.