

# \$1,973 - 5135 50 Avenue, Vermilion

MLS® #A2227837

**\$1,973**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

NONE, Vermilion, Alberta

Professional Office Space for Lease â€“ 1,973  
Sq Ft â€“ Prime Corner Location in JMH  
Adams Building

Now available for lease! This is a  
well-maintained 1,973 square foot office space  
located within the JMH Adams Chartered  
Professional Accountants building, at the  
high-visibility corner of 50th Avenue and  
Highway 41. This professionally designed  
space features a smart layout and recent  
upgradesâ€”perfect for a wide range of  
business operations.

Property Features:

Five private offices â€“ ideal for executives,  
teams, or client services

A spacious boardroom â€“ great for meetings,  
presentations, and collaboration

A kitchen area â€“ convenient for staff use

A modern bathroom

Updated lighting throughout for a bright,  
professional interior

Fresh exterior paint for excellent curb appeal

Corner lot location with outstanding visibility  
and easy access

Located in a well-known, established  
professional building

Lease Rate: (RECENTLY  
REDUCED)\$10.00/SF + Triple Net (NNN)

Move-In Incentive: Landlord is offering two  
months free base rent to qualified tenants!  
Take advantage of this exceptional opportunity  
to establish your business in a prominent,  
move-in ready space with high exposure. The



two-month rent incentive makes this a cost-effective option for businesses looking to grow or relocate.

Built in 1977

**Essential Information**

MLS® #	A2227837
Price	\$1,973
Bathrooms	0.00
Acres	0.33
Year Built	1977
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	5135 50 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X1A8

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Internet Access, Garbage Collection, Phone Connected, Underground Utilities
Parking Spaces	3

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan
Heating	Forced Air, Natural Gas
Cooling	Central Air

**Exterior**

Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Street Lighting, Near Shopping Center, Paved
Roof	Asphalt/Gravel

Construction	Concrete, Wood Frame, Cedar
Foundation	Block, Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	93
Zoning	CB

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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