

\$137,400 - 4415 52 Street, Vermilion

MLS® #A2269370

\$137,400

0 Bedroom, 0.00 Bathroom,
Commercial on 0.53 Acres

NONE, Vermilion, Alberta

Discover exceptional investment potential with this .53-acre commercial lot featuring prime highway access and excellent visibility for future business development. Located in a high-traffic area, this property offers the ideal setting for entrepreneurs, investors, or developers looking to establish a commercial presence.

Currently improved with a residential home, the property provides immediate utility or rental income potential while you plan your future project. Zoned commercial, this parcel is restricted to commercial development for future builds, making it a valuable long-term asset for retail, office, or service-based enterprises.

Highlights:

.53-acre lot with highway frontage and easy access;

Zoned commercial â€“ future development for business use only;

Existing residential home on-site â€“ potential for interim rental income;

Excellent visibility and exposure for signage or future development;

Ideal for investors, developers, or business owners;



Take advantage of this unique opportunity to secure highway commercial land with flexible short-term use and strong long-term potential. Contact your real estate professional today to schedule a viewing or learn more about permitted commercial uses for this property.

Essential Information

MLS® #	A2269370
Price	\$137,400
Bathrooms	0.00
Acres	0.53
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4415 52 Street
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X1X9

Additional Information

Date Listed	November 6th, 2025
Zoning	C3 Hiway Commercial

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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