

**5021 47 Avenue  
Vermilion, Alberta**

**MLS # A2246179**



**\$89,900**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,840 sq.ft.  
**Zoning:** C2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.33 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Corner Lot, Level, Near Public Transit
<b>Inclusions:</b>	n/a		

Don't miss this versatile commercial property offering excellent exposure and functionality just off a major highway. Built in 1974 and spanning 1,840 sq ft, this building is ideal for a wide range of business operations. The property features three spacious bays, including two with large overhead doors — perfect for automotive, service-based, or industrial use. Property Features: Zoned C2 — General Commercial; 1,840 sq ft of usable space; 3 bays — convert to suit your business needs; Easy access to major highway — prime location for visibility and logistics; Room for parking or outdoor storage; Whether you're an owner-operator, entrepreneur, or investor, this well-located property provides a strong foundation for your next commercial venture.