

**5021 47 Avenue
Vermilion, Alberta**

MLS # A2246179

\$89,900



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