

**4402 Railway Avenue  
Vermilion, Alberta**

**MLS # A2247981**



**\$106,275**

**Division:** Vermilion

**Lot Size:** 0.29 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C4

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Time, Commercially-Zoned, OVERSIZED lot. Zoned C4 - this 12,775 SQ FT parcel (.29 Acres) has a wide array of use & is situated on a high traffic corner in Vermilion's East-end. Lot coverage jumps up to 50% - which could accommodate a larger building. Recent commercial additions in the immediate area have added to the attractiveness of this property.