

**4415 52 Street
Vermilion, Alberta****MLS # A2269370****\$129,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	990 sq.ft.
Zoning:	C3 Hiway Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.53 Acre

Lot Feat: -

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 – future development for business use only; Existing residential home on-site – 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.