

\$6,999,000 - East Of Reinhart Ind. Pk. Nw 9, Rural Vermilion River, County of

MLS® #A2070374

\$6,999,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Vermilion River, County of,
Alberta

Huge price reduction on this PRIME PROPERTY in the Heavy Oil Capital of Canada! Now priced \$800,000. under the recent appraisal! Located just outside of Lloydminster in the County of Vermilion River is where opportunity awaits! This is a 32-acre parcel just South of the Lloydminster Airport and has 3 major buildings totaling over 44,000 sq. ft. All 3 buildings are being leased with the owner sharing one building. The property is completely fenced and divided into separate fenced compounds which are also leased. Building #1 is 12,740 sq. ft. (11,700 SF shop) Building #2 is 10,160 SF (4,480 SF Shop) Building #3 is 22,000 SF (12,800 SF Shop). The buildings are in excellent condition and were built in 2007 and 2012. If you're a business that needs a shop with offices and revenues from your other buildings then this is it. If you're an investor you should take a serious look at this opportunity as the Lloydminster area feels ready to grow. Information Package is available. Seller also has another property in North Battleford SK. and will consider a package for both. MLS SK941187

Built in 2007

Essential Information



MLS® #	A2070374
Price	\$6,999,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	East Of Reinhart Ind. Pk. Nw 9
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3B9

Additional Information

Date Listed	August 3rd, 2023
Days on Market	735
Zoning	A

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.