

**5413 College Drive
Vermilion, Alberta**

MLS # A2255963



\$177,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,740 sq.ft.
Zoning: C2

Heating: Forced Air, Natural Gas
Floors: -
Roof: Metal
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Prime Commercial Opportunity! High traffic location near Lakeland College, Vermilion Agricultural Society grounds and the stadium. Offering excellent visibility and accessibility. This versatile C2 zoned building features 3 overhead garage doors, 2 entrance doors, and convenient back-alley access. With plenty of potential, it's ready for your business vision or redevelopment. The building offers over 1700 sq ft of space and is situated on 4 lots. A great opportunity to establish your presence in Vermilion's growing commercial area!