

# \$995,000 - 39 Production Avenue, Rural Vermilion River, County of

---

MLS® #A2178014

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.33 Acres

Devonian Business Park, Rural Vermilion River, County of, Alberta

Prime opportunity to purchase a 6000 SF Industrial Building located just minutes west of Lloydminster. Building features office, mezzanine, and a large wide open shop area.

Office & staff room with washroom are on the main floor, and on the second floor there is a larger office with storage that can be used as a boardroom and a lunchroom. Shop is equipped with (3) overhead doors (16x16,14x16,14x14), radiant & electric heat, & overhead crane. You will appreciate the two fabric buildings (50x100, 39x50) and the dismantled rail car for storage. The yard is fully fenced and situated on 2.33 acres.

Built in 2002

## Essential Information

MLS® #	A2178014
Price	\$995,000
Bathrooms	0.00
Acres	2.33
Year Built	2002
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 39 Production Avenue



Subdivision	Devonian Business Park
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 2Z9

### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	308
Zoning	ID

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.