

\$3,300 - 103, 5208 46 Avenue, Vermilion

MLS® #A2196859

\$3,300

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

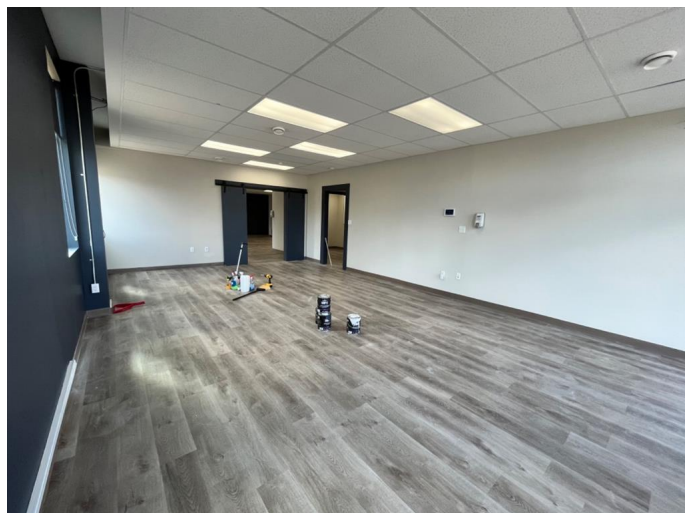
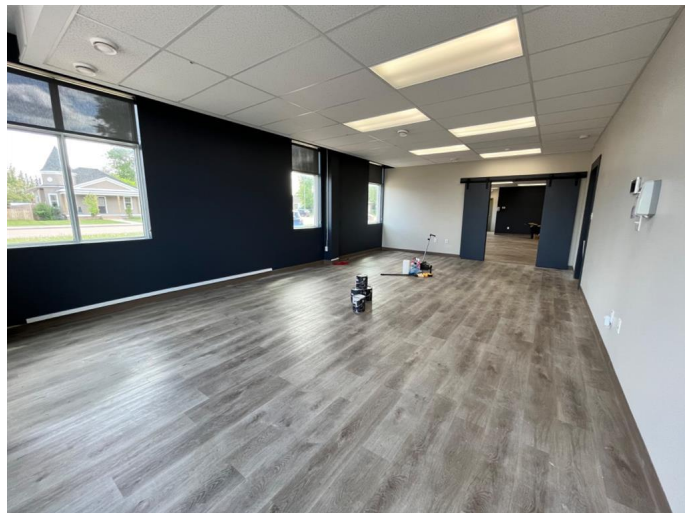
Vermilion, Vermilion, Alberta

PRAIRIE PLACE - Vermilion, AB. Located at the high traffic corner of Highway 41 and College Drive, just north of Highway 16 (The Yellowhead). This main-floor south end bay space has tons of natural light. The 1,927 sq ft space is fairly open with a front reception area, 2 private offices, and washroom and storage at the far west end. A great unit for your high exposure needs. Bay location allows potential of drive-thru. Additional space available upstairs in complex if required. Home to multiple businesses and near hotels (Super 8), fast food (KFC, A&W), residential, sporting complex (hockey, curling, baseball, agricultural grounds) and educational institutions (Lakeland College), PRAIRIE PLACE will get eyes on your business. Great parking with easy access. Immediate possession available. Private offices upstairs are also available if looking for alternative workspace - visit iGuide tour to view.

Built in 2011

Essential Information

MLS® #	A2196859
Price	\$3,300
Sold Price	\$3,250
Bathrooms	0.00
Acres	0.00
Year Built	2011
Type	Commercial



Sub-Type	Mixed Use
Status	Sold

Community Information

Address	103, 5208 46 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X8

Amenities

Parking Spaces	10
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Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	City Lot, Corner Lot, Level, Paved, See Remarks, Street Lighting
Roof	Metal
Construction	Metal Frame, Stucco

Additional Information

Date Listed	February 24th, 2025
Date Sold	March 26th, 2025
Days on Market	30
Zoning	C
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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