

# \$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, 44,900 sqft  
Industrial on 0.00 Acres

N/A, 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 (id:6289)

Built in 2007

## Essential Information

Listing #                      A2070374



Price	\$6,999,000
Bathrooms	0.00
Square Footage	44,900
Acres	0.00
Year Built	2007
Type	Industrial
Sub-Type	Freehold

### Community Information

Address	East Of Reinhart Ind. Pk. Nw 9
Subdivision	N/A
City	Rural Vermilion River, County Of
Province	Alberta
Postal Code	T9V3B9

### Listing Details

Listing Office CENTURY 21 DRIVE



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