

# \$735,000 - 86 Willoughby Street, Rural Vermilion River, County of

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MLS® #A2160528

**\$735,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.26 Acres

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

Industrial Opportunity presents with this 2012 construction 6,480 square foot shop on 2.26 acres at Devonia Industrial Park. Wood frame, metal clad with a concrete slab foundation and three-phase electrical. Five heated bays currently rented out on short term rentals at \$900/bay. The overhead doors are 16x16 and the bays are approximately 20x54 with individual electric radiant heaters and side-mount door openers. Ceiling height is 18 feet. A sump pit runs through the centre of the building. Two piece washroom and sink area. The yard site is hard packed asphalt milling, great for heavy equipment hardening over time and reducing dust accumulation. The well and septic are currently shared with Lot 90 Willoughby Street and the owners are willing to draft a long or short term sharing agreement or new services could be brought in. Make your move!

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2160528  |
| Price      | \$735,000 |
| Bathrooms  | 0.00      |
| Acres      | 2.26      |
| Year Built | 2012      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 86 Willoughby Street             |
| Subdivision | Devonian Business Park           |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9V 3B9                          |

### Interior

|         |                                       |
|---------|---------------------------------------|
| Heating | Electric, Overhead Heater(s), Radiant |
|---------|---------------------------------------|

### Exterior

|              |                                    |
|--------------|------------------------------------|
| Roof         | Metal                              |
| Construction | Concrete, Metal Siding, Wood Frame |
| Foundation   | Poured Concrete, Slab              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2024 |
| Days on Market | 356               |
| Zoning         | IND               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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