

# \$185,000 - 5413 College Drive, Vermilion

MLS® #A2164853

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.41 Acres

Vermilion, Vermilion, Alberta

Prime location with high traffic flow on College Drive! Located right across the street is the Vermilion Stadium and Agricultural Society grounds. Lakeland College is right next door and attracts thousands of students annually. The possibilities are endless with this location. Zoned C2 gives a multitude of opportunities to develop your business. The building offers over 1700 sq ft of space to customize to your specific needs. Office space off the front entrance with 2 bays facing College Drive. The east side addition was added giving a side entrance and an additional bay with back alley access. Situated on 4 lots, this property is a great opportunity to invest in the thriving and active community of Vermilion.

## Essential Information

MLS® #	A2164853
Price	\$185,000
Bathrooms	0.00
Acres	0.41
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	5413 College Drive
Subdivision	Vermilion
City	Vermilion



County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X8

### **Interior**

Heating	Forced Air, Natural Gas
---------	-------------------------

### **Exterior**

Roof	Metal
------	-------

### **Additional Information**

Date Listed	September 10th, 2024
Days on Market	340
Zoning	C2

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.