

FOR SALE/LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Owner/User Investment Opportunity

79 Auto Road, Vermilion River, AB

15,000 Sq.Ft. on 9.3 Acres (+/-)

Property Highlights

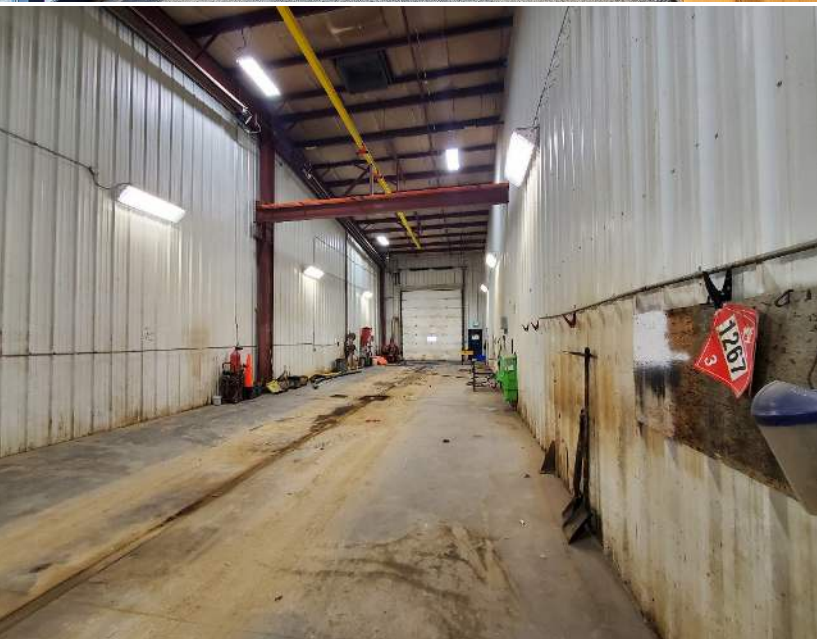
- Gated and Fenced Land & Building For Sale
- Option For Extra Land
- 15,000 Sq Ft Shops On 9 Acres Are Located On Highway 16 3 Kms West Of Lloydminster, Shop Area Is 12,000 Sq Ft With 5 Drive Thru Bays, 5 Tonne Bridge Crane And Wash Bay
- Main Floor Office Is Well Laid Out With Reception Area, Parts Department And 5 Offices, Lunch Room And Open Area Or More Parts
- Digital Sign (Income Earning)
- Concrete Apron
- Air Makeup
- 1 Washbay

Lizotte and Associates Real Estate Inc.

#1200, 10117 Jasper Avenue

Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com



Property Details

| | | | |
|---------------------------|--|------------------------|----------------------------|
| Municipal Address: | 79 Auto Road, Vermilion River, AB | Loading: | (5) 16' Drive through bays |
| Legal Description: | Plan 8823002, Block 4, Lots 4, 5 & 6 | Power: | 600 Amp, 240 Volt |
| Site Size: | 9.3 Acres (+/-) 3.01 Acres Each (+/-) | Heat: | Forced Air & Radiant |
| Building Size: | 15,000 Sq.Ft. (+/-) | Ceiling Height: | 28' At Peak |
| Asking Price: | Lot 4 & 5: \$3,525,000 Lot 6: \$600,000 All Lots: \$4,125,000 | Cranes: | (1) 5 Ton |
| Property Taxes: | Lot 4: \$32,516.49 (est) Lot 5: \$6,302.66 (est) Lot 6: \$6,302.66 (est) | Lighting: | Fluorescent & Vapor |
| Lease Rate: | Starting at \$12.00/Sq.Ft. | Sumps: | Trench in Each Bay |
| | | Zoning: | M - Industrial Development |
| | | Year Built: | 2004 |



Contact

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