



5006 52 Avenue Vegreville AB

\$599,000

Vegreville; 45 minutes east of Edmonton on Yellowhead highway. Home to Walmart, Pomeroy Hotel, Canadian Tire, Boston Pizza and Tim Horton's and much more. Commercial Building of 11,891 sq.ft located on a large 100 x 200 foot lot paved lot, with 25+ parking spaces. Long Term Tenant (Perry's Pizza). Available to lease 1624 sq.ft Unit with 4 Offices @ \$10.00 sq.ft. Retail space with Warehouse 9049 sq.ft. under contract to lease @\$5.00 sq.ft. Once totally leased - Cap Rate is 10.84%. Tenant will pay 2 years of full Rent upon Buyer taking possession of building . Within the building is also a 2 bedroom full suite with a separate entrance.

Listing Presented By:



Originally Listed by:
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