

## \$1,299,000 - 6138 50 Avenue, Vegreville

MLS® #E4373035

**\$1,299,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Vegreville, Vegreville, AB

Excellent Opportunity to Invest on a Prime Property Located at 6138-50 ave. Vegreville, Alberta. Great Exposure as Highway Frontage, Located on Highway 16A, Close to a Ford Dealership, Chrysler Dealership, The Brick Warehouse and only 1 Block from Secondary Highway 857. 1.72 Acre Fenced Lot Features a 13000 sq. ft. Metal Clad Building. Building is Presently Occupied by an Agricultural Equipment Dealership with 4 Years left on a 5 Year Lease. Building Features Front Reception Area, 4 Offices, Parts Department, Copier/Storage Room, Lunchroom and Washroom. Back Part of Building Features 2 Offices, Service Desk, Washroom, Mezzanine with Storage and Lunchroom and a Service Shop for Large Equipment. Possibilities for Property in the Future are Vast. Excellent Income Opportunity with Present Tennant. Must View Property!

Built in 1977

### Essential Information

MLS® #	E4373035
Price	\$1,299,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Land Commercial



Status                      Active

**Community Information**

Address                    6138 50 Avenue  
Area                        Vegreville  
Subdivision              Vegreville  
City                        Vegreville  
County                    ALBERTA  
Province                  AB  
Postal Code              T9C 1N6

**Exterior**

Exterior                  Brick, Steel Frame  
Construction            Brick, Steel Frame

**Additional Information**

Date Listed               February 10th, 2024  
Days on Market        457  
Zoning                    Zone 60

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