

# \$1,599,777 - 81 Willoughby Street, Rural Vermilion River, County of

---

MLS® #A2144770

**\$1,599,777**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.02 Acres

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

**\*\*Premier Investment Opportunity at Devonia Business Park\*\*** Nestled in the heart of prime commercial real estate, the Devonia Business Park stands as a beacon of potential. Spanning over 3 acres, this property boasts a meticulously compacted and gravelled yard that sets the stage for endless possibilities. Among its many highlights is an impressive 8320 sq. ft space currently leased to a prestigious national tenant with an attractive renewal option. This versatile property offers a strategic advantage for savvy investors looking to capitalize on its remaining space or explore lucrative leasing opportunities within the complex. Distinguished by separate power and gas meters for enhanced utility management, this well-maintained building exudes pride of ownership and promises long-term value. Don't miss your chance to own a piece of this thriving business hub where success meets opportunity!

Built in 2012

## Essential Information

MLS® #	A2144770
Price	\$1,599,777
Bathrooms	0.00
Acres	3.02



Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	81 Willoughby Street
Subdivision	Devonian Business Park
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 1C7

### Interior

Heating	Natural Gas, Overhead Heater(s)
---------	---------------------------------

### Exterior

Construction	Wood Frame
--------------	------------

### Additional Information

Date Listed	July 15th, 2024
Days on Market	304
Zoning	Industrial - Medium

### Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

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.