

\$1,500,000 - 4825 47 Avenue, Vermilion

MLS® #A2178975

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.03 Acres

Vermilion, Vermilion, Alberta

Turnkey meat processing facility for sale in Vermilion, AB. Rare opportunity to acquire a fully equipped, Certified Meat Plant with land, buildings, equipment, and vehicles included. Long-established operation, now offered as Choice of an Asset sale or Share sale, due to owner retirement. Ideal for custom processors, butchers, or businesses looking to expand or relocate.

Key Features:

1. 9,000 sq ft metal-clad processing plant + 2,000 sq ft enclosed livestock receiving area.
 2. Equipment for slaughter, aging, cutting, wrapping, freezing + sausage-making equipment.
 3. Cooler & freezer capacity: ~100 beef or 300+ hogs.
 4. 2.03 acres with room to expand; fenced compound, sea-can storage.
 5. 4 refrigerated trucks/vans included.
 6. Long-standing customer base & experienced staff may be available.
 7. Front retail meat shop for direct-to-consumer sales.
 8. Certified for beef, bison, pork, sheep & goats. Also custom cut & wrap Wild Game.
- Property is well located at the junction of Hwy 16 (TransCanada) & Hwy 41 in Vermilion—an agricultural and commercial hub in East-central Alberta, between Edmonton & Lloydminster. NOTE: Business offered as a going concern with all assets included. Contact Agent for full equipment list and viewing appointments.



Built in 1976

Essential Information

MLS® #	A2178975
Price	\$1,500,000
Bathrooms	0.00
Acres	2.03
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4825 47 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1J4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection, Propane
Parking Spaces	10

Interior

Heating	Forced Air, Natural Gas
Cooling	Partial

Exterior

Lot Description	City Lot
Roof	Metal
Construction	Concrete, Metal Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2024
Days on Market	330
Zoning	IL - Light Industrial

Listing Details

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