

\$8 - 501077 Rr13 Airport Road, Rural Vermilion River, County of

MLS® #A2263592

\$8

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Vermilion River, County of,
Alberta

This is a sublease opportunity which is available immediately and comes furnished and ready to occupy.

This is a newer building and shows extremely well and its location is just a few minutes west of

Lloydminster across from the Lloydminster airport. This building is bright with large windows in the office space and shows extremely well. The office space is 6000 square feet with a large reception/waiting area, lots of storage, 11 offices in varying sizes, 5 bathrooms in the office and 2

bathrooms accessible from the shop location, large coffee room and a large boardroom. The shop space

is impressive at 8480 square feet- 3 bays which are accessible via 3- 16' by 18 high overhead doors,

there is a total of 5.27 acres of compacted and graveled yard space- fully fenced with security gates,

there are 2-2000 gallon septic tanks and a third septic tank on the south side of the building tied to the shop floor sumps. The property features fire suppression via a dugout located on the north side of the

property. In addition, in front of the overhead shop doors are concrete aprons, the interior of



the shop
is tin lined with tube heaters running east/west
in each shop bay. There is 3 phase electrical-
lots of
electrical capacity as this building was
originally designed for manufacturing- enough
electrical capacity
in this building to suite any end user's needs.
This is extremely affordable space, and your
cost per
square foot for a similar building within
Lloydminster would be considerably more in
the local market
than your is cost here.... opportunities like this
do not exist anywhere in the local market for a
comparable building. Worth taking a closer
look| NOTE: for any end user requiring more
shop and
office space, additional second floor office
space and main floor shop space could be
made available.

Built in 2014

Essential Information

MLS® #	A2263592
Price	\$8
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	501077 Rr13 Airport Road
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3A4

Interior

Heating	Floor Furnace, Overhead Heater(s), Radiant
Cooling	Central Air

Exterior

Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	October 9th, 2025
Days on Market	1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.