# \$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 Vermilionâ€"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.







#### **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, Garbage Collection, Natural Gas Connected,

Propane, Sewer Connected, Water Connected

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 355

Zoning IL - Light Industrial

# **Listing Details**

## Listing Office Real Estate Centre - Vermilion

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