

\$1,973 - 5135 50 Avenue, Vermilion

MLS® #A2227837

\$1,973

0 Bedroom, 0.00 Bathroom,
Commercial on 0.33 Acres

NONE, Vermilion, Alberta

Professional Office Space for Lease â€” 1,973
Sq Ft â€” Prime Corner Location in JMH
Adams Building

Now available for lease! This is a well-maintained 1,973 square foot office space located within the JMH Adams Chartered Professional Accountants building, at the high-visibility corner of 50th Avenue and Highway 41. This professionally designed space features a smart layout and recent upgradesâ€”perfect for a wide range of business operations.

Property Features:

Five private offices â€” ideal for executives, teams, or client services

A spacious boardroom â€” great for meetings, presentations, and collaboration

A kitchen area â€” convenient for staff use

A modern bathroom

Updated lighting throughout for a bright, professional interior

Fresh exterior paint for excellent curb appeal

Corner lot location with outstanding visibility and easy access

Located in a well-known, established professional building

Lease Rate: (RECENTLY
REDUCED)\$10.00/SF + Triple Net (NNN)

Move-In Incentive: Landlord is offering two months free base rent to qualified tenants! Take advantage of this exceptional opportunity to establish your business in a prominent, move-in ready space with high exposure. The



two-month rent incentive makes this a cost-effective option for businesses looking to grow or relocate.

Built in 1977

Essential Information

MLS® #	A2227837
Price	\$1,973
Bathrooms	0.00
Acres	0.33
Year Built	1977
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	5135 50 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X1A8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Internet Access, Garbage Collection, Phone Connected, Underground Utilities
Parking Spaces	3

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Street Lighting, Near Shopping Center, Paved
Roof	Asphalt/Gravel

Construction	Concrete, Wood Frame, Cedar
Foundation	Block, Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	97
Zoning	CB

Listing Details

Listing Office	Real Estate Centre - Vermilion
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