



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

FREESTANDING OFFICE BUILDING

4909 51 Avenue,
Vegreville, AB

CORNER LOT

NEW REDUCED PRICE

6,190 SF ON 0.43 ACRES

PROPERTY HIGHLIGHTS

- Freestanding office building located on the corner of 51 Avenue & 49 Street
- Excellent access to Hwy 16A and Hwy 16 (Yellowhead Trail)
- Close to many amenities including: gas stations, grocery stores, banks & restaurants
- Oversized paved and energized staff and customer parking lot
- Variety of office size configurations
- Lunch room, lock room, file room, mail room & large bull pen area

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PROPERTY DETAILS

Municipal Address: 4909 51 Avenue,
Vegreville, AB

Legal Description: Plan RN66, Block 10, Lot 19-21

Zoning: C1 - Central Commercial

Building Size: 6,190 SF

Land Size: 0.43 Acres

Sale Price: \$425,000.00
\$325,000.00

Property Taxes: \$12,552.55 (2023)

AERIAL



PROPERTY PHOTOS





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