

\$2,170 - 5135 50 Avenue, Vermilion

MLS® #A2227837

\$2,170

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: 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: \$11.00/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 | \$2,170 |
| 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 | Cable Internet Access, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| 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, Near Shopping Center, Paved, Street Lighting |
| Roof | Asphalt/Gravel |
| Construction | Cedar, Concrete, Wood Frame |

Foundation Block, Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 28

Zoning CB

Listing Details

Listing Office Real Estate Centre - Vermilion

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