

\$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, Garbage Collection, Natural Gas Connected, 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, Street Lighting, Near Shopping Center, Paved
Roof	Asphalt/Gravel
Construction	Concrete, Wood Frame, Cedar

Foundation	Poured Concrete, Block
------------	------------------------

Additional Information

Date Listed	June 6th, 2025
-------------	----------------

Days on Market	68
----------------	----

Zoning	CB
--------	----

Listing Details

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

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.