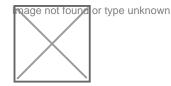


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **PT SW 5-50-1-4 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

28348

MLS ID:

A2151634

\$850,000



**△** VERNON MCCLELLAND

**2** (780) 808-2700

□ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

M

PT SW 5-50-1-4 , Rural Vermilion River, County Of , Alberta T0B 2P0

**Transaction Type** 

For Sale

Zoning

C1

Structure Type

Industrial

Building Area (Sq. Ft.)

0.00

Lot Size (Acres)

9.96

Reports

Environmental Phase 1,RPR

Title

Fee Simple

Subdivision

NONE

**Property Type** 

Commercial

**Building Area (Sq. M.)** 

0.00

Inclusions

n/a

**Days On Market** 

197

**Nearest Town** 

Lloydminster

**Property Sub Type** 

Industrial

Lot Size (Sq. Ft.)

433857

Restrictions

None Known

Rare opportunity to buy a 9.96-acre frontage property on Trans-Canada Yellowhead Highway 16, located just west of the City of Lloydminster in the County of Vermilion River. CN railway on the north boundary. Included is a bungalow, approximately 1,500 sq ft, double attached garage, and 40' x 72' heated mechanic shop. Serviced with power, gas, drilled well, and septic. Adjacent ten-acre parcel also available from same vendor making this a very desirable site for self-storage, trucking depot, investment, or any number of other possibilities. Contact listing office for complete information package including Real Property Report and Phase One ESA.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.