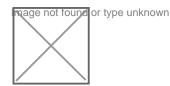


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

31429

MLS ID:

A2241812

\$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.)

1565.00

Lot Size (Acres)

9.96

Reports

Environmental Phase 1,Legal

Description,RPR

Title

Fee Simple

Subdivision

NONE

**Property Type** 

Commercial

Building Area (Sq. M.)

145.39

Inclusions

n/a

**Days On Market** 

2

**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.

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