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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**
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER
 780-808-2700

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

Transaction Type For Sale	Title Fee Simple	Days On Market 272
Zoning C1	Subdivision NONE	Nearest Town Lloydminster
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 1565.00	Building Area (Sq. M.) 145.39	Lot Size (Sq. Ft.) 433857
Lot Size (Acres) 9.96	Inclusions n/a	Restrictions None Known

Reports

Environmental Phase 1, Legal
Description, RPR

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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