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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

2

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

ReportsEnvironmental 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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