

**PT SW 5-50-1-4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2241812**



# \$850,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,565 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	9.96 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

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.