

**PT NE 33-49-1 W4 Rural  
Rural Vermilion River, County of, Alberta**

**MLS # A2256716**



**\$2,100,000**

**Division:** Devonian Business Park

**Lot Size:** 12.22 Acres

**Lot Feat:** -

**By Town:** Lloydminster

**LLD:** 33-49-1-W4

**Zoning:** IM

**Water:** None

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

Prime Industrial Development Land – +/-12.22 Acres with Highway 16 Frontage Exceptional opportunity just 1 km west of Lloydminster! This +/-12.22-acre parcel is fully subdivided into 4 titled lots (with potential for a fifth +/-1.72 acre lot after annexation) and offers 8.25 acres of highway frontage for maximum visibility. Development groundwork is already complete: executed development agreement, paid road & County of Vermilion contributions, completed studies & drawings, gas installed to each lot, road approaches finished, and trees/unused lines cleared. What's left? Power installation, lot leveling, and pond excavation—with clay already onsite for fill. With unbeatable exposure, subdivision flexibility, and extensive prep work done, this property is ready for your next industrial or commercial project.