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

MLS # A2241812



\$850,000

Parking:

Lot Size:

Lot Feat:

NONE Division: Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 1,565 sq.ft. Zoning: C1 Addl. Cost: **Based on Year: Utilities:** 

9.96 Acres

Sewer: Inclusions:

n/a

Floors:

Roof: **Exterior:** 

Water:

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.