

# \$850,000 - Pt Sw 5-50-1-4, Rural Vermilion River, County of

MLS® #A2151634

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 9.96 Acres

NONE, Rural Vermilion River, County of,  
Alberta

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.

## Essential Information

MLS® #	A2151634
Price	\$850,000
Bathrooms	0.00
Acres	9.96
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	Pt Sw 5-50-1-4
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Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### **Additional Information**

Date Listed	July 24th, 2024
Days on Market	271
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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