



GRASSROOTS
REALTY GROUP

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

MLS # A2151626



\$750,000

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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	10.05 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Rare opportunity to buy a 10-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. Serviced with power, gas, drilled well, and septic plus an onsite water storage pond for fire. 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.