

# \$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
---------	----------------



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	328
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.