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

MLS® #A2241812

### \$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® # A2241812 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 19th, 2025

Days on Market 101 Zoning C1

# **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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