

\$2,100,000 - Pt Ne 33-49-1 W4 Rural, Rural Vermilion River, County of

MLS® #A2256716

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Land on 12.22 Acres

Devonian Business Park, Rural Vermilion
River, County of, Alberta

Prime Industrial Development Land "±"
±-12.22 Acres with Highway 16 Frontage
Exceptional opportunity just 1 km west of
Lloydminster! This ±-12.22-acre parcel is fully
subdivided into 4 titled lots (with potential for a
fifth ±-1.72 acre lot after annexation) and
offers 8.25 acres of highway frontage for
maximum visibility.

Development groundwork is already complete:
executed development agreement, paid road
& County of Vermilion contributions, completed
studies & drawings, gas installed to each lot,
road approaches finished, and trees/unused
lines cleared.

What's left? Power installation, lot leveling,
and pond excavation"with clay already
onsite for fill.

With unbeatable exposure, subdivision
flexibility, and extensive prep work done, this
property is ready for your next industrial or
commercial project.

Essential Information

MLS® #	A2256716
Price	\$2,100,000
Bathrooms	0.00
Acres	12.22
Type	Land



Sub-Type	Industrial Land
Status	Active

Community Information

Address	Pt Ne 33-49-1 W4 Rural
Subdivision	Devonian Business Park
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0L0

Amenities

Utilities	Natural Gas at Lot Line, Electricity at Lot Line, Phone At Lot Line
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Additional Information

Date Listed	September 15th, 2025
Days on Market	50
Zoning	IM

Listing Details

Listing Office	MUSGRAVE AGENCIES
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