

9.35 ACRES INDUSTRIAL LAND



**PT SE 5-50-1 W4
COUNTY OF VERMILION, AB**

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR SALE

\$2,995,000.00

Property Features

- Exceptional opportunity
- Industrial land with Highway 16 frontage
- Lot Features: Potable water & septic services.
- 3 phase power, natural gas, 2" potable water line, 6" sanitary line, fire hydrants & Telus services
- Potential for the site to be subdivided

Property Overview

- Legal Description: PT SE 5-50-1 W4
- Zoning: IL
- Lot Size: 9.35 Acres Three Phase \$6,197.00 A2249117
- Power: Three Phase
- Property Taxes 2024: \$6,197.00
- NEW MLS# A2286998

PROPERTY OVERVIEW

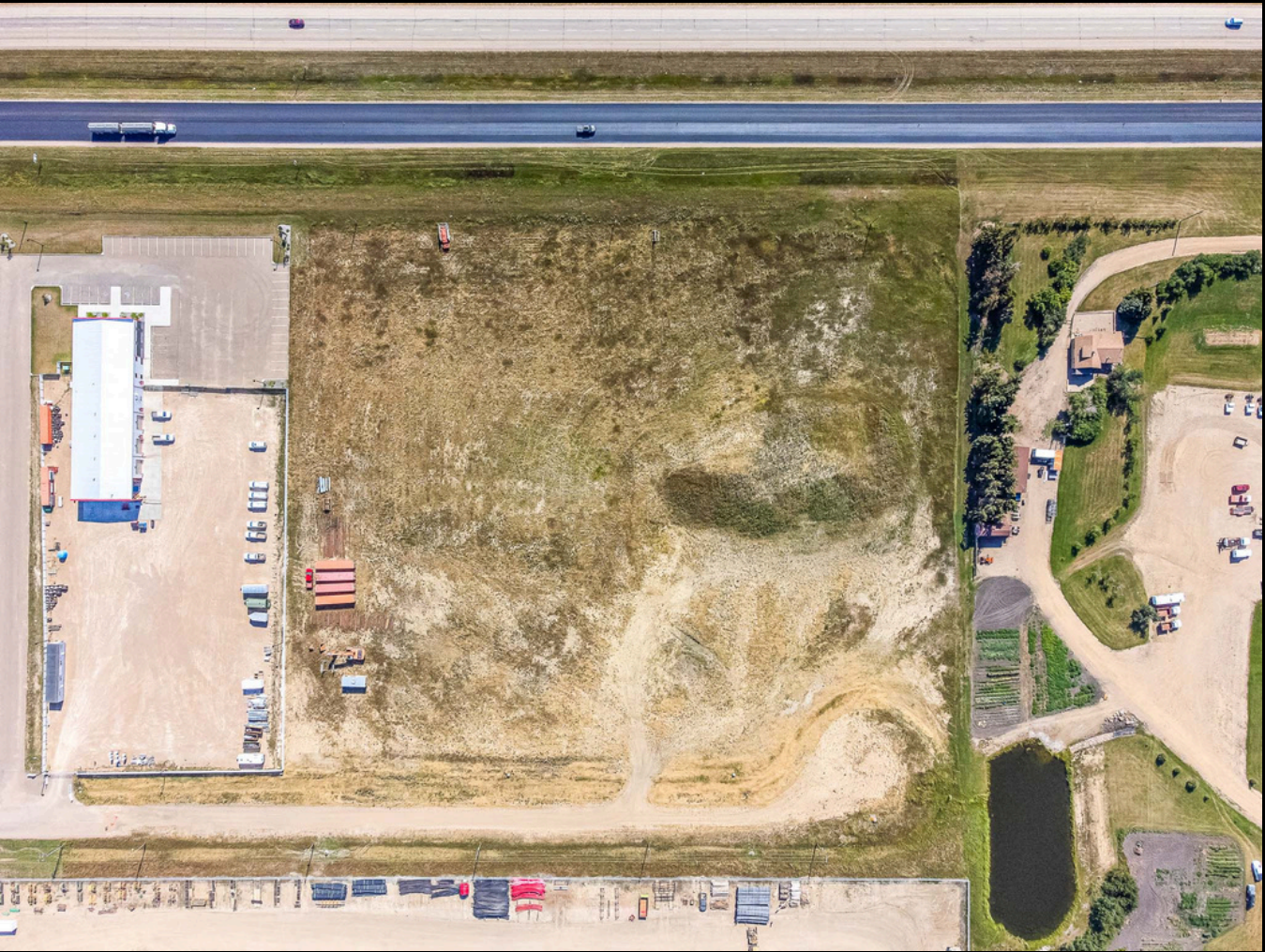
PROPERTY OVERVIEW



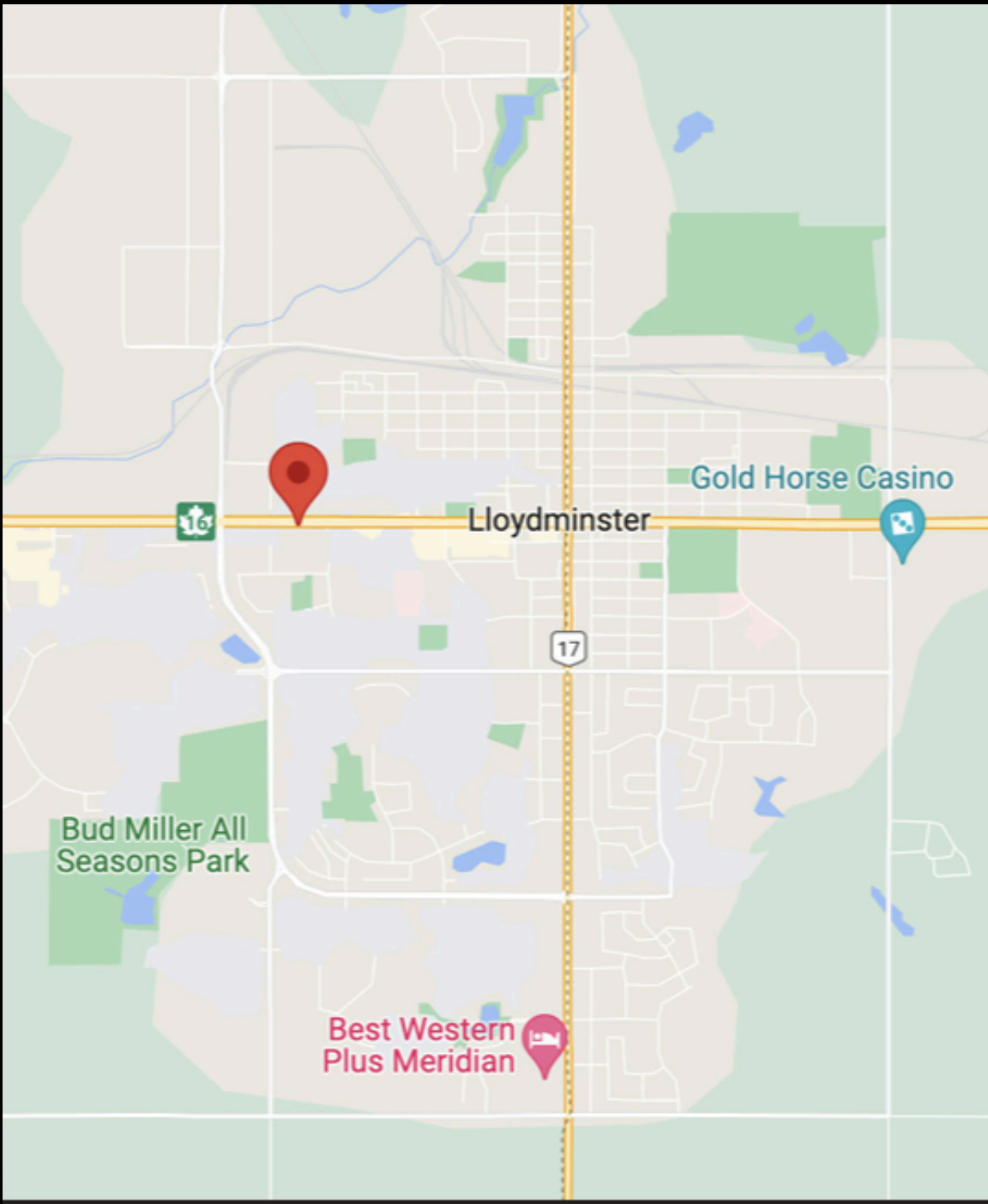
PROPERTY PHOTOS



PROPERTY OUTLINE



LOCATION MAP



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