

**12.22 ACRES
PRIME INDUSTRIAL DEVELOPMENT LAND**



**PT NE 33-49-1 W4
VERMILION RIVER, AB**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

\$2,100,00.00

Property Features

- 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 completed.
 - 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.
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Property Overview

Legal Description: Lot 7,8,9,10, Block 2, Plan 2122045

Lot Size: 12.22 Acres

Zoned: IM, Industrial Land

2025 Tax Year: \$24,146.00

Fenced Compound: No

Subdivision: Devonian Business Park

MLS #: A2256716

PROPERTY OVERVIEW

PROPERTY PHOTOS



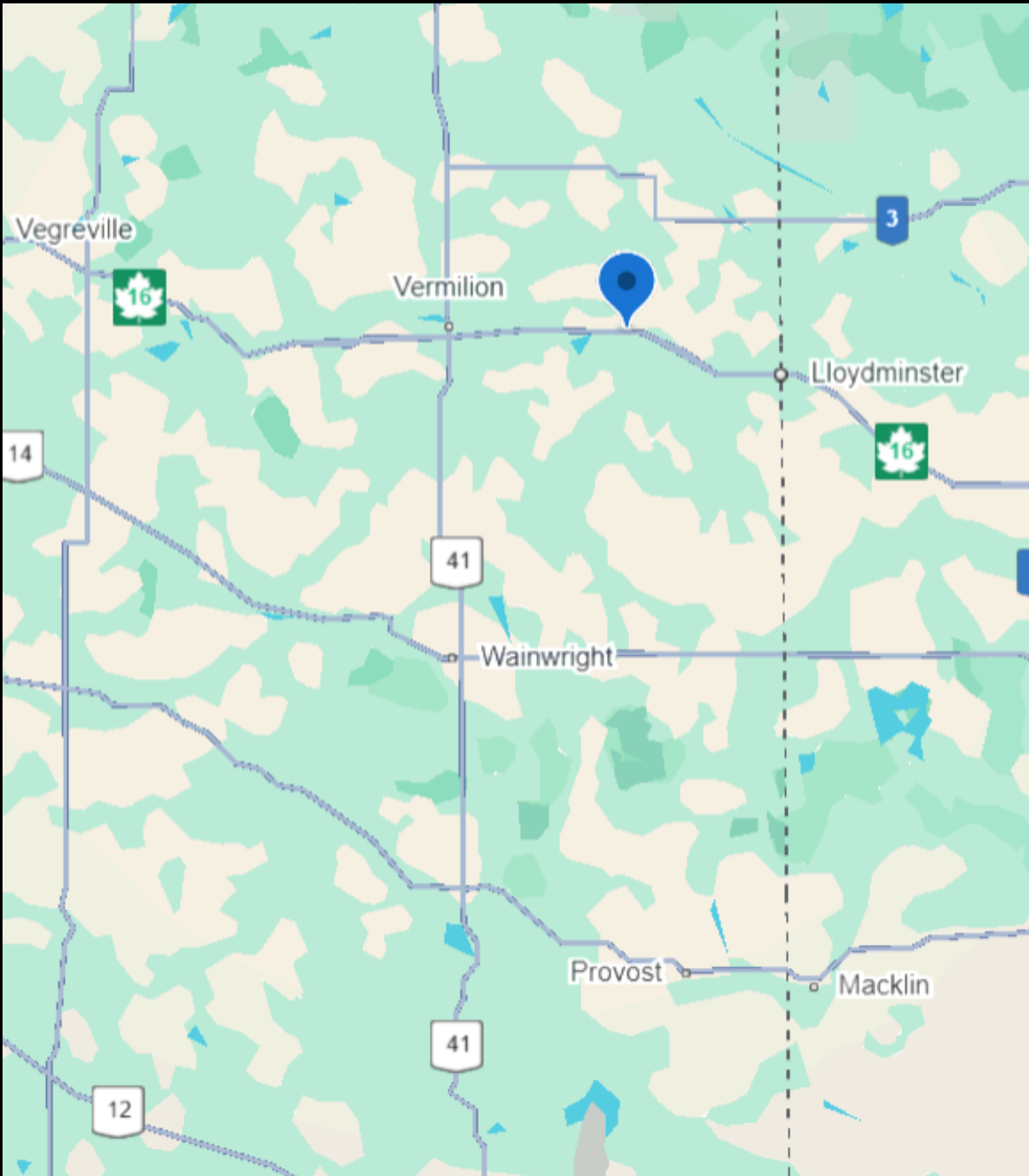
PROPERTY PHOTOS





PROPERTY PHOTOS

LOCATION MAP



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