

# \$304,500 - Pt Ne 33-49-1 W4 Rural, Rural Vermilion River, County of

MLS® #A2186646

**\$304,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.03 Acres

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

New industrial subdivision just 1 KM west of Lloydminster! Located in the County of Vermilion River, this +/- 2.03 acre parcel is graded as per subdivision plan and has power, gas and phone to the property line. West from Lloydminster 0.8 KM, south on RR13, west 0.3 KM on Spruce Hill Road, entrance is on the right.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2186646        |
| Price     | \$304,500       |
| Bathrooms | 0.00            |
| Acres     | 2.03            |
| 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 Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 101

Zoning IM

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

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