

# \$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 117

Zoning IM

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.