



BELOW MARKET VALUE

3.01 Acres up to 6.01 Acres on 2 Separate Titles
Lloydminster Industrial Land

Property Highlights

- 3.01 acres up to 6.01 acres on 2 separate titles
- Build to suit or design build opportunity
- Direct exposure to 67 Street with excellent access to Highway 16 & Highway 17
- Full municipal services
- Available immediately
- Vendor will build to suit pending covenant
- Vendor is a licensed real estate associate in the province of Alberta

Property Details

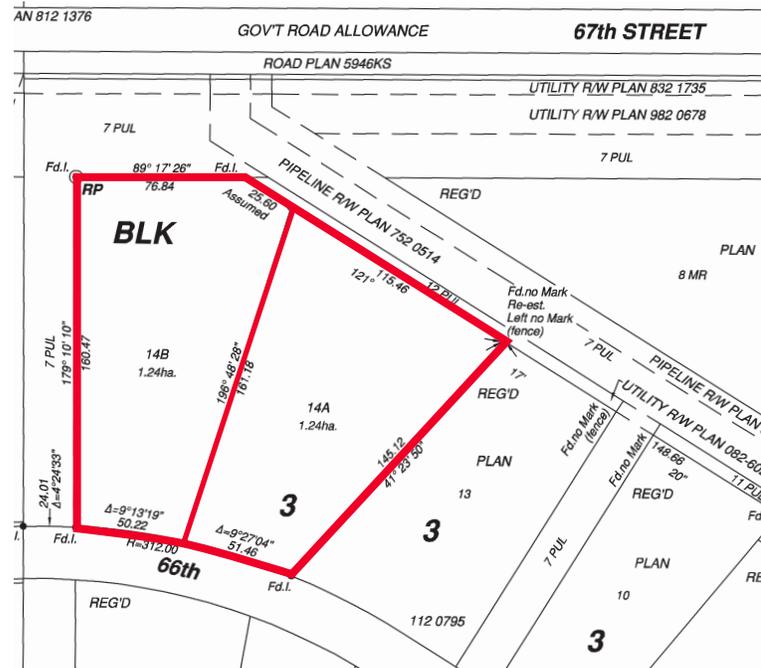
Legal Address:	Plan 142502, Block 3, Lot 14A & 14B
Zoning:	M2 - Heavy Industrial
Taxes:	\$9,598.21 (2019) per lot
Price:	\$250,000.00 per acre

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Aerial



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