

FOR SALE/LEASE Lot 14A & 14B, Hill 6 Industrial Park Lloydminster, AB



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

## **Property Highlights**

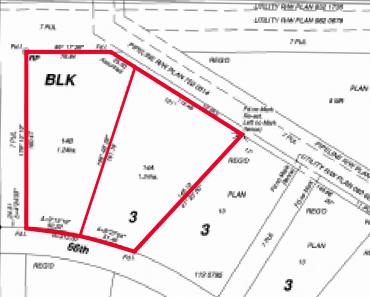
- 3.01 acres up to 6.01 acres on 2 separate titles
- Build to suit or design build opportunity
- Direct exposure to 67 Street with excellent access to Highway 16 & Highway 17
- Full municipal services
- Available immediately
- Vendor will build to suit pending covenant
- Vendor is a licensed real estate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

RGAD FLAN SHIRKS

**CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

67th STREET

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## Aerial



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