

FOR SALE

Industrial Development Land

Highway 17

Yellowhead Highway



SUBJECT PROPERTY

Township Road 490

Highway 17 & Township Road 490

Excellent opportunity to purchase development land with potential for industrial and rail use.

Contact:

Nicholas Farnden
780.938.7343
nfarnden@cresa.com

Damon Harmon, CPA, CGA
403.875.8221
dharmon@cresa.com

cresa

HIGHWAY 17 & TOWNSHIP RD 490

Property Profile

Site Size:	50.68 acres
Legal Description:	Block C, Plan 102216068 SE-01-49-28-3, NE-01-49-28-3 ISC Parcel # 203227534
Available:	Immediately
Asking Price:	\$200,000.00
Property Taxes:	\$588.17 (2023)
Zoning:	AG - Agricultural with potential to be re-zoned as Industrial Land
Services:	Rural standard
Highest & Best Use:	Future industrial land
Shape:	Retangular shape with narrow access point, creating a "hockey stick" shape
Topography:	Gentle slopes, generally flat
Surface:	Raw soil composition; clay and loam soil
Fenced:	No
Drainage:	Ditch and culvert

Property Description

The property is agricultural, raw farmland within the rural municipality of Wilton, Saskatchewan and is located approximately 9 km south of the City of Lloydminster.

Easy access to Yellowhead Highway, Highway 17 and Township Road 490; all within a 5 to 15 minute drive.

Access to the property is located off of Township Road 490.

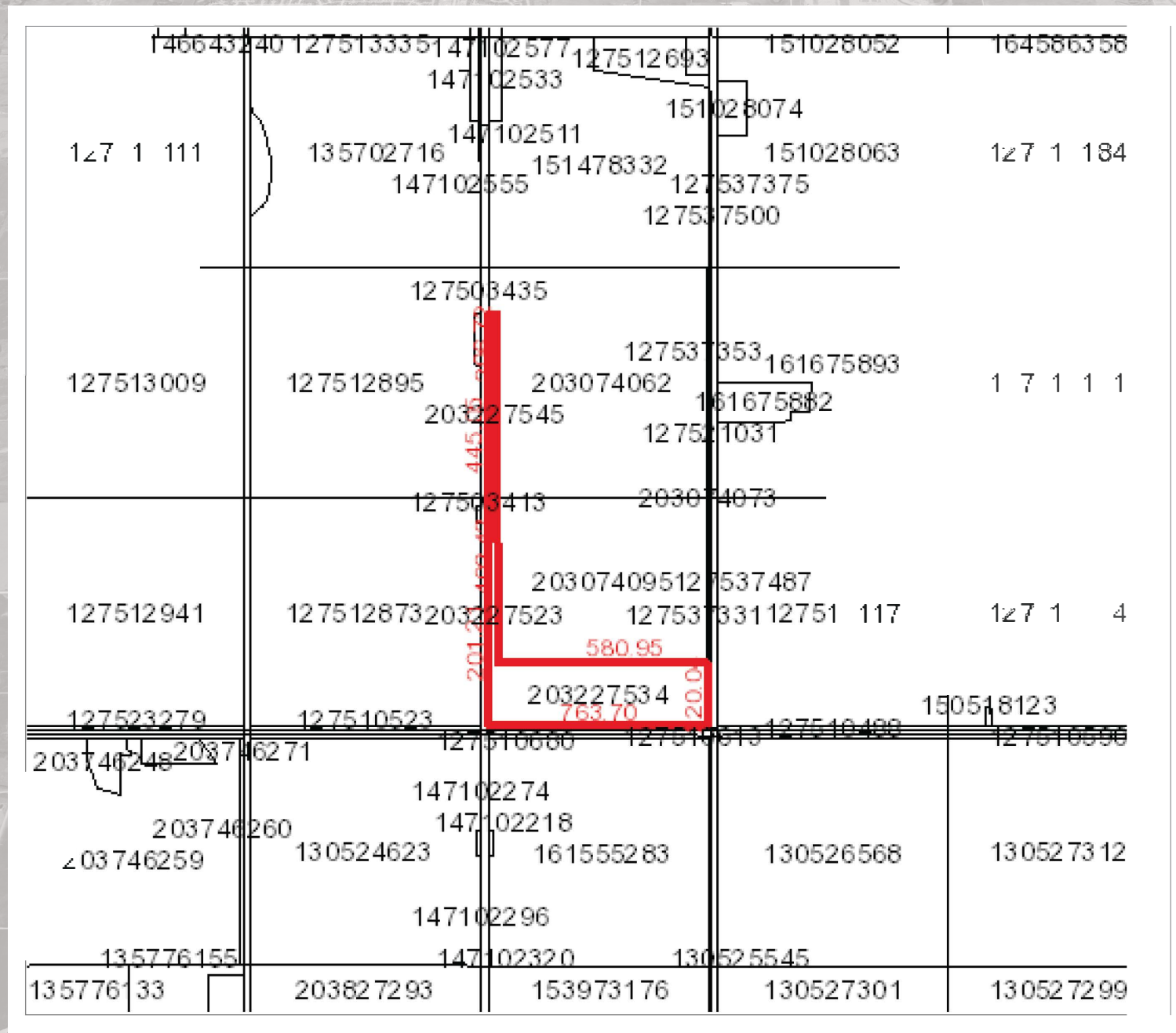
SAMA (Saskatchewan Assessment Management Agency) Property Report shows stone quality as 'S1-None to Few' indicating a lower cost for future development.

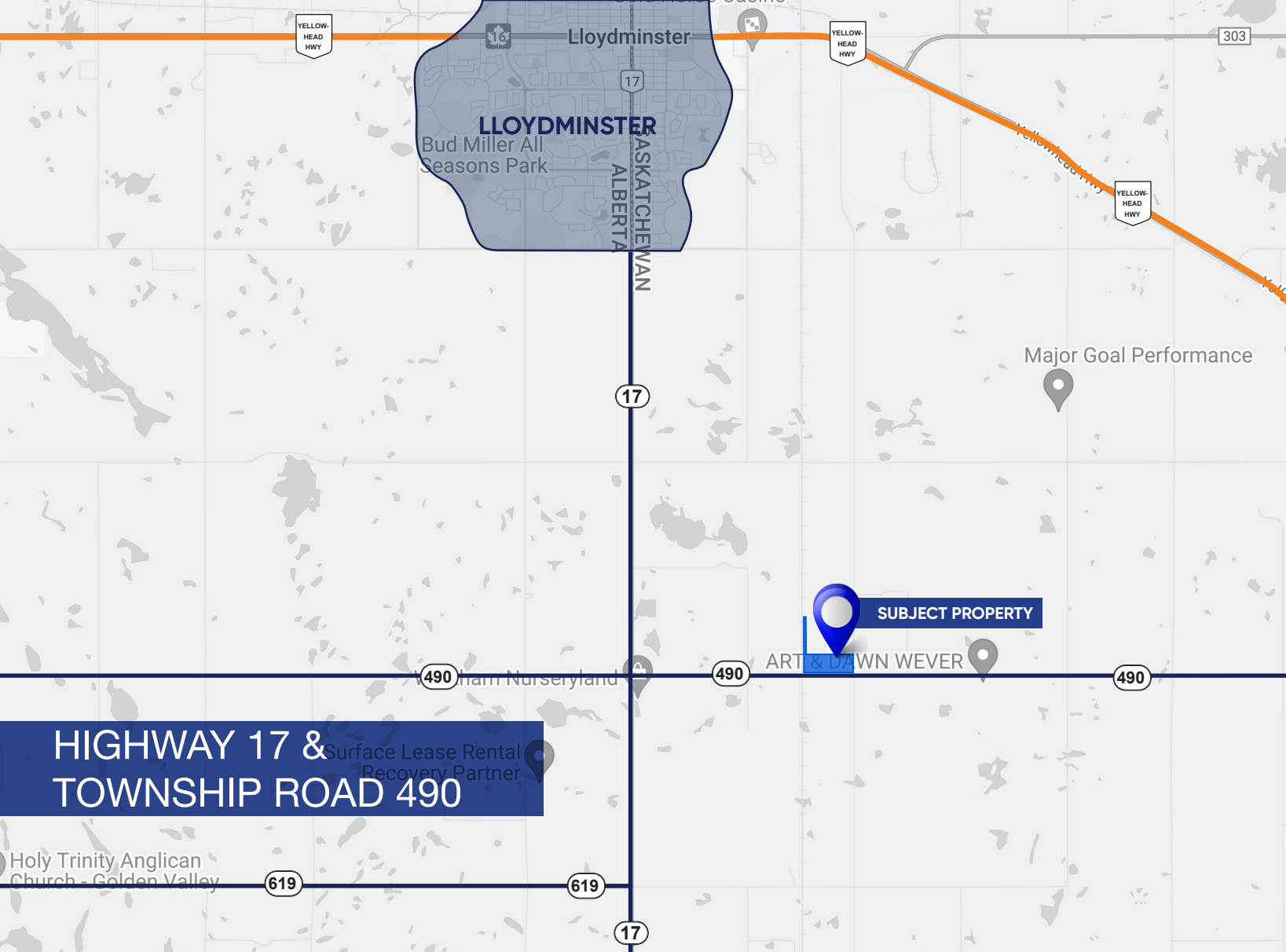
Potential rail spur if property can be re-zoned for industrial use.

The property is surrounded by agricultural land, the Husky Energy Oil Upgrader, the Silverdale FST and the CP rail line.

Being located in the rural municipality of Wilton, property taxes are lower than in neighbouring Alberta, making it an attractive site for future development.

ISC # 203227534





Location Overview

The property is located 9km South of the City of Lloydminster in the Rural Municipality of Wilton. The Yellowhead Highway and Highway 17 is approximately 5-15 minute drive away and provides quick and easy access to Lloydminster.

The subject property has immediate access to the CP Rail Line which borders the west side of the property. Access/egress to the land is via Township Road 490.

Situated directly between Edmonton, AB and Saskatoon, SK, Lloydminster has an estimated trade area of 130,000 to 150,000 people. It is a regional service hub with a workforce of 70,000 and is located within a two hour commute of Edmonton and Saskatoon.

Contact

Nicholas Farnden
780.938.7343
nfarnden@cresa.com

Damon Harmon, CPA, CGA
403.875.8221
dharmon@cresa.com

10020 - 101A Avenue, Suite 1980 | Edmonton, AB T5J 3G2 | 780.800.8781 | cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

