

QUICKSTAD LAND

Information Package



Top Advisory For Land Buying & Selling

Progressive Tender, Agricultural and Commercial Specialists with **REMAX** Lloydminster

Offering a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan

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Quickstad Land For Sale

by Progressive Tender® in the County of Vermilion River, AB

Asking Price:

\$495,000.00

13053A Highway 16
Rural Vermilion River, County of, Alberta T0B2P0
MLS® Number: A2352755

Rare find! This Highway #16 frontage property comprised of 4.27 acres is located just west of the City with access to the parcel on both the north and south boundaries.

There is a 1986 50' x 50' heated shop with office, bathroom and mezzanine plus a 2004 storage annex bringing the total footprint to approximately 3,220 sq ft. The 2014 54' x 50' Quonset-style frame and fabric building has a 29' high ceiling comes with a concrete floor designed for heavy equipment, sump and concrete apron.

An adjacent modular structure located east of the primary shop is currently used as stand-alone warehouse space. The 1977 bungalow, approximately 1,343 sq ft, is on a full basement and has a large screened-in porch. It requires extensive remediation as it is not currently habitable. Adjacent double detached garage.

There will be a shared water well agreement with the adjoining acreage for the residence. A second onsite water well is dedicated to the shop. Formerly the headquarters of "Tents to Go", the County of Vermilion River zoning of Industrial - Medium allows a wide range of permitted uses.

For more details, contact us today:

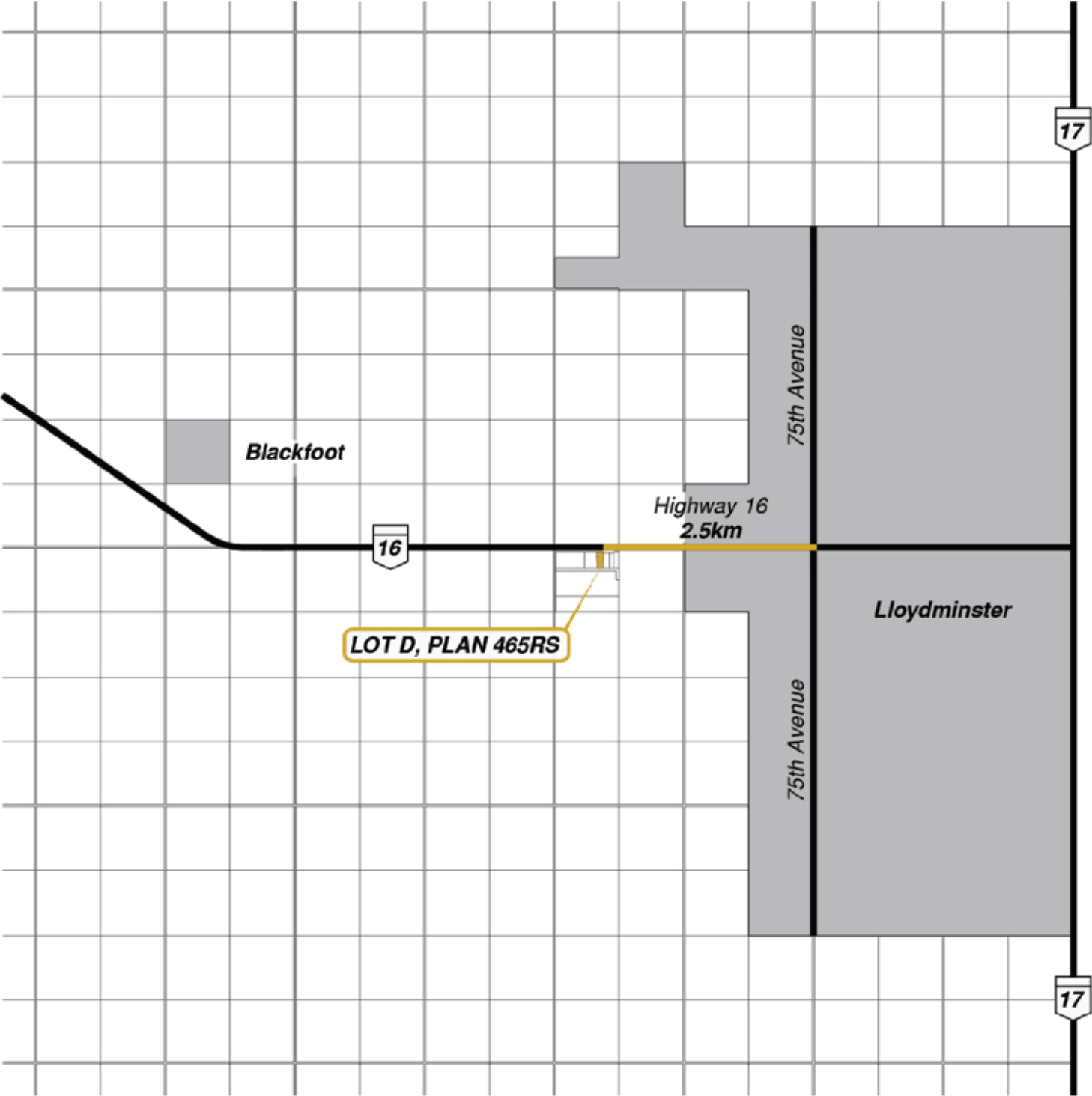
Vern McClelland

306-821-0611

RE/MAX of Lloydminster

780-808-2700





LOT D, PLAN 465RS

TITLE #: 022 036 136

OWNER: George Anton Quickstad
Joanne Mary Quickstad

AREA: ±1.8ha. ±4.5acres



PHASE I ENVIRONMENTAL SITE ASSESSMENT
13053A Highway 16E
Vermilion River County No. 24, AB

PREPARED FOR:

George and Joanne Quickstad



PREPARED BY:

Vista Environmental Science Ltd.

PROJECT NO:

V102129

DATE:

September 2026

EXECUTIVE SUMMARY

Vista Environmental Science Ltd. (Vista) was retained on August 29, 2026, through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by a representative of George and Joanne Quickstad (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 13053A Highway 16E, Vermilion River County No. 24, Alberta (hereafter referred to as the Site).

The Site is a rectangular-shaped property zoned as Industrial - Medium (M). At the time of the Site Inspection, the Site consisted of one industrial building (Site Building) in the southwest portion, a single-family residential (SFR) dwelling with a detached garage in the southeast portion, and a Quonset structure north of the Site Building. The current occupants at the Site consisted of The Tent Guys and PCRW Canada.

A concrete apron was situated along the south exterior of the Quonset structure. A concrete driveway was situated along the north exterior of the detached garage. The remainder of the Site consisted of grassed and graveled areas.

Vista was advised by the Client that the purpose of the Phase I ESA was to assess potential areas of environmental liabilities associated with current/historical activities in order to facilitate the sale of the Site. The Phase I ESA is also used to determine if additional assessments (i.e., a Phase II ESA) are required.

As part of the Phase I ESA, Vista reviewed available historical and current information pertaining to the Site, including aerial photographs, regulatory records, well/pipeline records, as well as available spill and complaint records. Interviews and a Site Inspection were conducted to assess the Site for evidence of potential environmental concern.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Z768-01 Phase I Environmental Site Assessment", dated November 2001 (CSA, 2001) and reaffirmed in 2022, and the Alberta Environment and Protected Areas (EPA) document entitled "Alberta Environmental Site Assessment Standard", dated February 24, 2016 (EPA, 2016).

The Site has historically consisted of residential and industrial land use since its initial development in approximately 1965 and 1986, respectively. Prior to development, the Site appeared to consist of vacant, agricultural/forested land.

Based on the results of the Phase I ESA completed by Vista, no areas of potential environmental concern were identified that are likely to result in potential subsurface impacts at the Site, as such, no further work (i.e., Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (approximately 1986), there is a potential for polychlorinated biphenyls (PCB), asbestos-containing materials (ACM), and lead-based paints (LBP) to be present within the Site Building. A hazardous materials assessment was not completed since the scope of a Phase I ESA excludes the detailed sampling of construction building materials.

The potential presence of ACM could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such potential hazardous material concerns through detailed sampling was not part of the scope of this Phase I ESA.

13053A Highway 16E, Vermilion River County No. 24, Alberta
Phase I Environmental Site Assessment





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 872 988 465RS;;D 022 036 136

LEGAL DESCRIPTION

PLAN 465RS
LOT (D)
CONTAINING 1.82 HECTARES (4.48 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 0.083 HECTARES (0.21 ACRES) MORE
OR LESS, AS SHOWN ON ROAD PLAN 8322705
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;1;49;33;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 852 172 031

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
022 036 136	30/01/2002	TRANSFER OF LAND	\$250,000	\$250,000

OWNERS

GEORGE ANTON QUICKSTAD

AND

JOANNE MARY QUICKSTAD

BOTH OF:

BOX 24

KITSCOTY

ALBERTA T0B 2P0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 221 886	13/09/2019	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

022 036 136

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - SYNERGY CREDIT UNION LTD.
PO BOX 798, 4908-42 ST
LLOYDMINSTER
SASKATCHEWAN S9V0E5
ORIGINAL PRINCIPAL AMOUNT: \$535,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF AUGUST,
2026 AT 01:12 P.M.

ORDER NUMBER: 58034289

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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