

9300 101 Street
Sexsmith, Alberta

MLS # A1165127



\$4,016,400

Division:	NONE
Lot Size:	66.94 Acres
Lot Feat:	-
By Town:	-
LLD:	24-73-6-W6
Zoning:	M1 General Industrial Dis
Water:	-
Sewer:	-
Utilities:	-

66.94 acre industrial development site conveniently located in Sexsmith nine miles north of Grande Prairie, adjacent to CN Rail mainline - plan for in-out siding with multiple tracks, interior lease road provides access to 95 Avenue and Highway #2, M1 and C3 zoning for heavy industrial use including hazardous goods, full municipal services available at 95 Avenue, alternate zoning for two acre lots with residential/business land use, seller will subdivide to suit, priced at \$60,000 per acre. Disclosure: owner principal Charles Russell is licensed under the Real Estate Act of Alberta.