

# \$4,016,400 - 9300 101 Street, Sexsmith

MLS® #A1165127

**\$4,016,400**

0 Bedroom, 0.00 Bathroom,  
Land on 66.94 Acres

NONE, Sexsmith, Alberta

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.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1165127        |
| Price     | \$4,016,400     |
| Bathrooms | 0.00            |
| Acres     | 66.94           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9300 101 Street                 |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |

Postal Code            T0H 3C0

### **Additional Information**

Date Listed            December 1st, 2021  
Days on Market        1235  
Zoning                  M1 General Industrial Dis

### **Listing Details**

Listing Office           HOUSTON REALTY.ca

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