

**NW-24-73-6-W6 103 Street  
Sexsmith, Alberta**

**MLS # A2225156**

**\$637,000**

**Division:** NONE

**Lot Size:** 9.80 Acres

**Lot Feat:** -

**By Town:** -

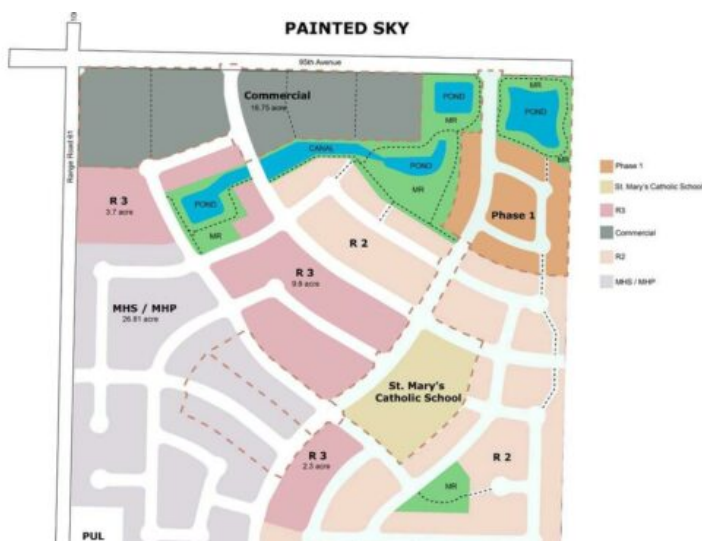
**LLD:** 24-73-6-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -



**MULTI-FAMILY!** R3 zoning is the plan for this large 9.8 acre parcel. R3 zoning is ideal for higher-density residential dwellings. Apartment buildings, duplexes, fourplexes, and much more are found in these districts. The Town of Sexsmith has expressed great interest in this whole area and will aid you in presenting your vision to the Town Council. A K-8 school has already been approved & is built! The ASP calls for ponds, and the forecast for Painted Sky calls for quiet and sunny times ahead. Painted Sky is in Sexsmith which is known for quiet living while being just 12-miles from the City of Grande Prairie for when you want the hustle. It is hard not to notice the growing desire for the small-town lifestyle - in fact, try to find a vacant lot to build on in Sexsmith! As demand for housing builds & now more than ever "if you build it- they will come". Check out the proposed plans for the full area. Contact a Commercial Agent today - first tip your toe, and then be consumed by this development opportunity!