

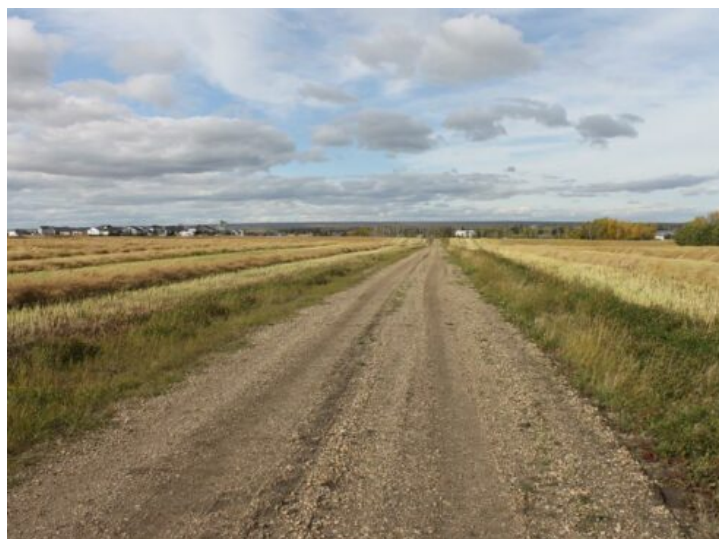


780-832-5880

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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.