

**10400 85 Avenue
Sexsmith, Alberta**

MLS # A1165129



\$778,800

Division: NONE

Lot Size: 19.47 Acres

Lot Feat: -

By Town: -

LLD: 24-73-6-W6

Zoning: CR Country Residential/Bu

Water: -

Sewer: -

Utilities: -

19.47 acre industrial development site located in Town of Sexsmith on RR 61…. 1.5 miles north of Emerson Trail 672 and #2 Highway, zoned CR Country Residential/Business, alternate zoning C3 Secondary Commercial, municipal services available for future development, municipal road allowance on south boundary of property included in acreage is 4.37 acres, priced at \$40,000 per acre. Disclosure: owner principal Charles Russell is licensed under the Real Estate Act of Alberta.