

# \$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        1242  
Zoning                  M1 General Industrial Dis

### **Listing Details**

Listing Office           HOUSTON REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.