

# \$778,800 - 10400 85 Avenue, Sexsmith

MLS® #A1165129

**\$778,800**

0 Bedroom, 0.00 Bathroom,  
Land on 19.47 Acres

NONE, Sexsmith, Alberta

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.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1165129        |
| Price     | \$778,800       |
| Bathrooms | 0.00            |
| Acres     | 19.47           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 10400 85 Avenue                 |
| 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 | 1377                      |
| Zoning         | CR Country Residential/Bu |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | HOUSTON REALTY.ca |
|----------------|-------------------|

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