

# \$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        1294  
Zoning                  M1 General Industrial Dis

### **Listing Details**

Listing Office           HOUSTON REALTY.ca

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