



## 47366 95 Avenue Sexsmith Alberta

\$1,990,000

MOTIVATED SELLER. ALMOST A \$1 MILLION PRICE DROP - Subdivision listed more than \$4m below the 2019 appraised value (ask your commercial realtor to view the appraisal). All reasonable offers will be considered.

MULTI-FAMILY LOTS! No matter your vision for a large multi-family project, Manufactured homes subdivision, Tiny Homes Project, or a retail commercial development, Painted Sky's the limit! Experience the pinnacle of land development opportunities! Nestled across 136.18 pristine acres lies a canvas of flat, pristine terrain primed for immediate transformation. This comprehensive project boasts pre-existing underground services, laying the foundation for seamless development. Embrace the versatility of mixed zoning, encompassing Residential, Multi-family, Manufactured homes and commercial prospects. Positioned strategically along a bustling thoroughfare, commercial lots promise unparalleled visibility, ideal for retail enterprises. With grading and some essential services already in place, embark on your journey without delay. Step into a realm of refined living, with phase one of the subdivision showcasing custom-built single-family residences. A cutting-edge K-8 School anchors the heart of this community enclave, surrounded by multi-family zoning. Nestled within the vibrant Town of Sexsmith, a mere 12 miles from Grande Prairie, discover a harmonious blend of small-town charm and metropolitan conveniences. Be sure to explore the myriad of federal and municipal development incentives, from CMHC Project financing to Aquatera connection incentives. NOW is the time to take advantage! Your future awaits; contact a Commercial Agent today to assist you in unveiling the possibilities! (id:6769)

Listing Presented By:



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