



## 9300 101 Street Sexsmith Alberta

\$4,016,400

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. (id:6769)

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