



47366 95 Avenue Sexsmith Alberta
\$2,900,000



MOTIVATED SELLER. Subdivision listed WAY below the appraised value (appraisal available through your commercial Realtor). 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 ...



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