



10400 85 Avenue Sexsmith Alberta

\$778,800

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. (id:6769)

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