# \$2,185,950 - 9001 90 Street, Sexsmith

MLS® #A1165121

#### \$2,185,950

0 Bedroom, 0.00 Bathroom, Land on 23.01 Acres

NONE, Sexsmith, Alberta

Highway location in the Town of Sexsmith, nine miles north of Grande Prairie, adjacent to CN Rail mainline - suitable for siding with multiple tracks, 500m of unobstructed frontage on Highway #2 service road, direct heavy truck access via paved road to 95 Avenue and Highway #2, zoning approved for heavy industrial use including hazardous goods, full municipal services available within 500m of site, dugout on site suitable for fire fighting water reservoir, site area of 23.01 acres plus an additional 3.5 acres available for extended rail siding, priced at \$95,000 per acre.

Disclosure: owner principal Charles Russell is licensed under the Real Estate Act of Alberta.







### **Essential Information**

MLS® # A1165121 Price \$2,185,950

Bathrooms 0.00
Acres 23.01
Type Land

Sub-Type Industrial Land

Status Active

### **Community Information**

Address 9001 90 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 1434

Zoning C3 - Secondary Commercial

## **Listing Details**

Listing Office HOUSTON REALTY.ca

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