

# \$778,800 - 10400 85 Avenue, Sexsmith

MLS® #A1165129

**\$778,800**

0 Bedroom, 0.00 Bathroom,  
Land on 19.47 Acres

NONE, Sexsmith, Alberta

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.



## Essential Information

MLS® #	A1165129
Price	\$778,800
Bathrooms	0.00
Acres	19.47
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	10400 85 Avenue
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	1370
Zoning	CR Country Residential/Bu

## **Listing Details**

Listing Office	HOUSTON REALTY.ca
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.