

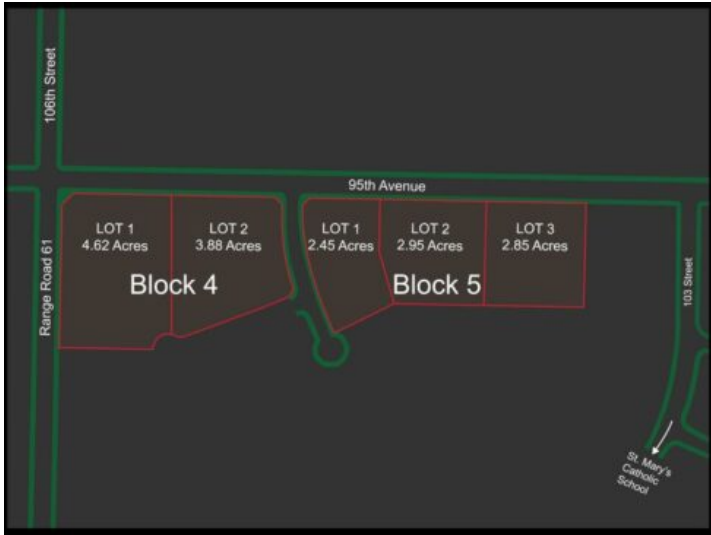


**GRASSROOTS**  
REALTY GROUP

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**NW-24-73-6-W6 95 Avenue  
Sexsmith, Alberta**

**MLS # A2225150**



**\$921,250**

**Division:** NONE

**Lot Size:** 16.75 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 24-73-6-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

COMMERCIAL LOTS! Priced WAY below appraised value! 16.75 acres of commercial land ready for development. This project boasts some pre-existing underground services, laying the foundation for seamless development. Zoning planned to be CL- Commercial Light, but embrace the versatility with the potential for mixed zoning, Positioned strategically along a bustling thoroughfare, commercial lots promise unparalleled visibility, ideal for retail enterprises. With grading and some essential services already in place. Phase one of the subdivision showcases custom-built single-family residences. A cutting-edge K-8 School anchors the heart of this community enclave. 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 to explore the myriad of federal and municipal development incentives, from CMHC Project financing to Aquatera connection incentives. NOW is the time to take advantage! Contact a Commercial Agent today to assist you in unveiling the possibilities!