



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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9001 90 Street  
Sexsmith, Alberta

MLS # A1165121



**\$2,185,950**

**Division:** NONE

**Lot Size:** 23.01 Acres

**Lot Feat:** -

**By Town:** -

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

**Zoning:** C3 - Secondary Commercial

**Water:** -

**Sewer:** -

**Utilities:** -

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.