



**GRASSROOTS**  
REALTY GROUP

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**9300 101 Street  
Sexsmith, Alberta**

**MLS # A1165127**



**\$4,016,400**

**Division:** NONE

**Lot Size:** 66.94 Acres

**Lot Feat:** -

**By Town:** -

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

**Zoning:** M1 General Industrial Dis

**Water:** -

**Sewer:** -

**Utilities:** -

66.94 acre industrial development site conveniently located in Sexsmith nine miles north of Grande Prairie, adjacent to CN Rail mainline - plan for in-out siding with multiple tracks, interior lease road provides access to 95 Avenue and Highway #2, M1 and C3 zoning for heavy industrial use including hazardous goods, full municipal services available at 95 Avenue, alternate zoning for two acre lots with residential/business land use, seller will subdivide to suit, priced at \$60,000 per acre. Disclosure: owner principal Charles Russell is licensed under the Real Estate Act of Alberta.