



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**10400 85 Avenue  
Sexsmith, Alberta**

**MLS # A1165129**



**\$778,800**

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**Division:** NONE

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**Lot Size:** 19.47 Acres

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**Lot Feat:** -

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**By Town:** -

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

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**Zoning:** CR Country Residential/Bu

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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19.47 acre industrial development site located in Town of Sexsmith on RR 61&hellip;. 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.