

# \$2,185,950 - 9001 90 Street, Sexsmith

MLS® #A1165121

**\$2,185,950**

0 Bedroom, 0.00 Bathroom,  
Land on 23.01 Acres

NONE, Sexsmith, Alberta

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.



## Essential Information

MLS® #	A1165121
Price	\$2,185,950
Bathrooms	0.00
Acres	23.01
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	9001 90 Street
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	1226
Zoning	C3 - Secondary Commercial

### **Listing Details**

Listing Office	HOUSTON REALTY.ca
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