

# \$778,800 - 10400 85 Avenue, Sexsmith

MLS® #A1165129

**\$778,800**

0 Bedroom, 0.00 Bathroom,  
Land on 19.47 Acres

NONE, Sexsmith, Alberta

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



## Essential Information

MLS® #	A1165129
Price	\$778,800
Bathrooms	0.00
Acres	19.47
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	10400 85 Avenue
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	1244
Zoning	CR Country Residential/Bu

## Listing Details

Listing Office	HOUSTON REALTY.ca
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