

10400 85 Avenue
Sexsmith, Alberta

MLS # A1165129



\$778,800

Division:	NONE
Lot Size:	19.47 Acres
Lot Feat:	-
By Town:	-
LLD:	24-73-6-W6
Zoning:	CR Country Residential/Bu
Water:	-
Sewer:	-
Utilities:	-

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.