



**10400 85 Avenue , Sexsmith, Alberta - \$778,800**



Main Photo

## Property Description

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.

## REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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P: