



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
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**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&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.