

# \$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 | 1234                      |
| Zoning         | C3 - Secondary Commercial |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | HOUSTON REALTY.ca |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.