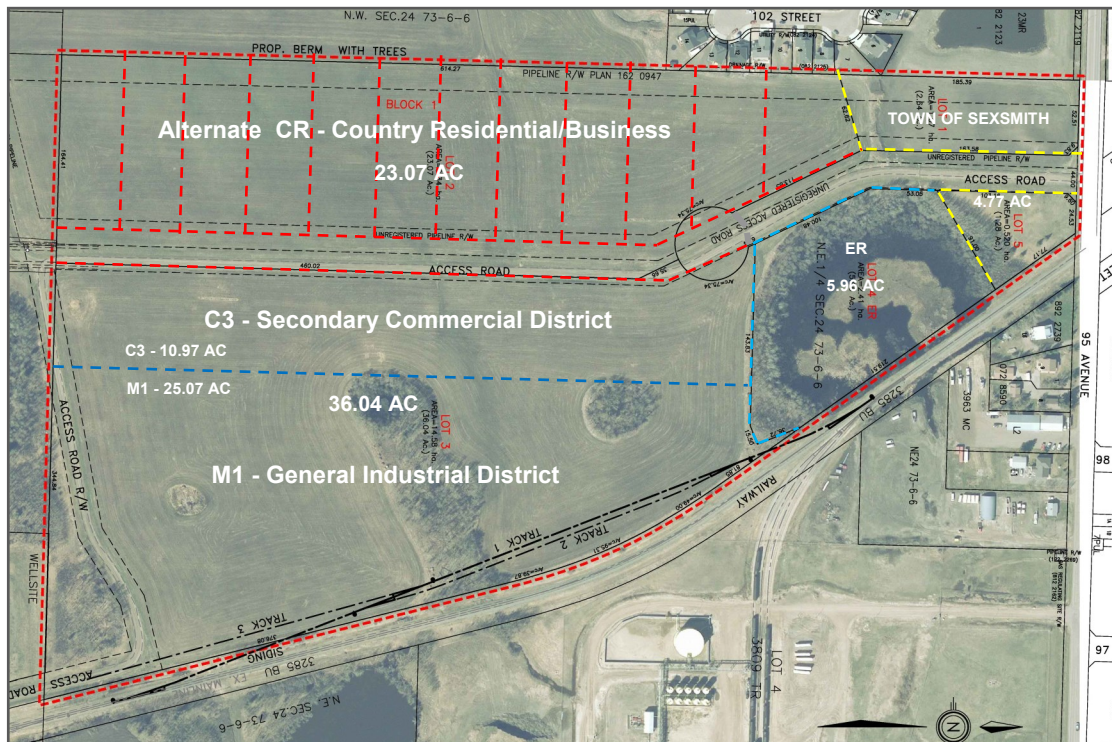


# **INDUSTRIAL LAND on RAIL SEXSMITH, ALBERTA**



- conveniently located in Sexsmith nine miles north of Grande Prairie
- adjacent to CN Rail mainline - plan for in-out siding with multiple tracks
- interior lease road provides access to 95 Avenue and Highway #2
- M1 and C3 zoning for heavy industrial use including hazardous goods
- full municipal services available at 95 Avenue
- alternate zoning for two acre lots with residential/business land use
- site area.... 66.94 acres .... seller will subdivide to suit
- price: \$4,016,400 (\$60,000 per acre)

# INDUSTRIAL LAND on RAIL SEXSMITH, ALBERTA

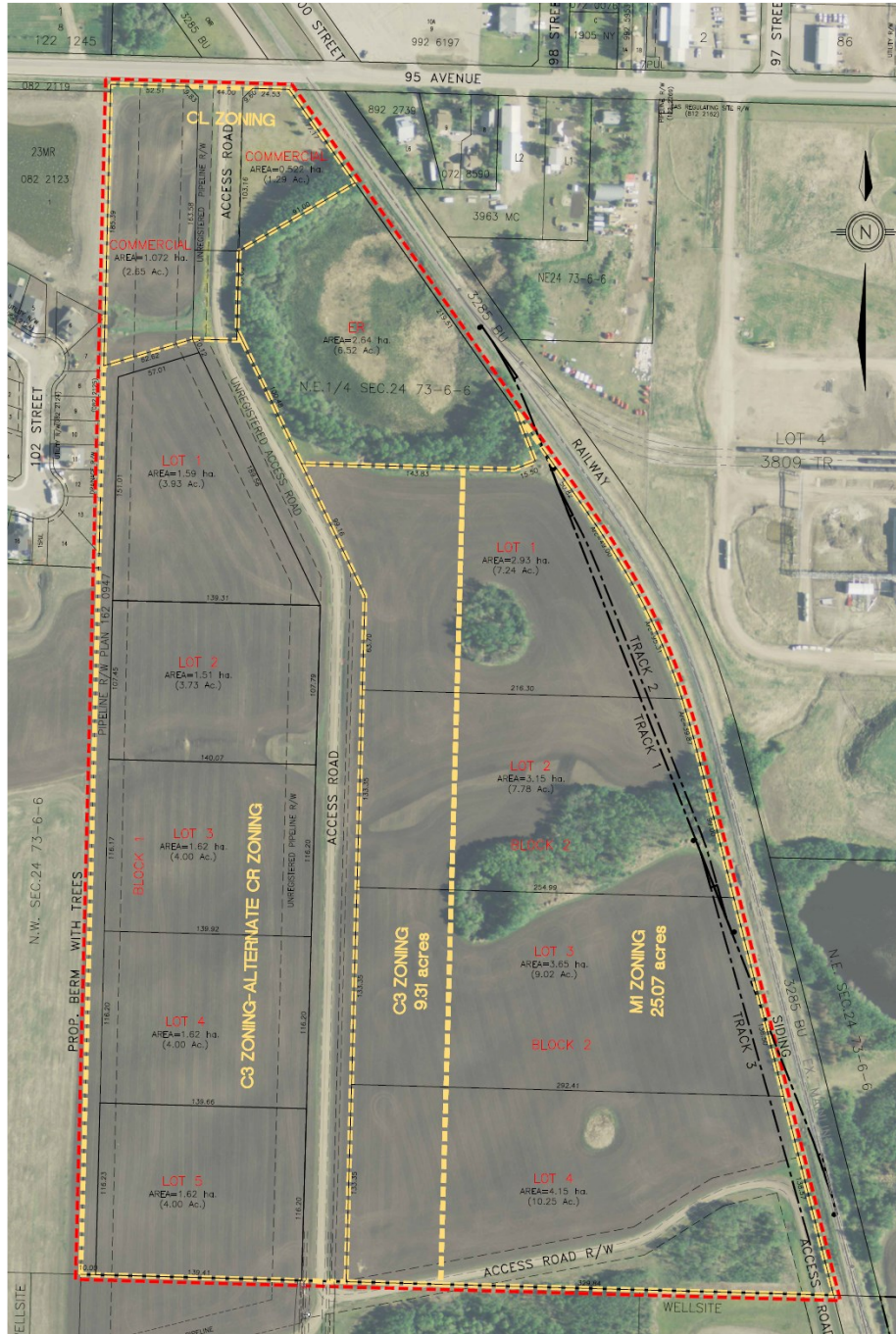


<b>M1 - General Industrial District</b>	<b>25.07 acres</b>
<b>C3 - Secondary Commercial District</b>	<b>10.97 acres</b>
<b>C3 - Secondary Commercial District</b>	<b>23.07 acres</b>
<b>Alternate CR - Country Residential/Business</b>	<b>23.07 acres</b>

**1709826 ALBERTA LTD**



# INDUSTRIAL LAND on RAIL SEXSMITH, ALBERTA



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# INDUSTRIAL LAND on RAIL SEXSMITH, ALBERTA



- Legal Description NE S24 T73 R6 W6
- Land Use Classification M1 - General Industrial District  
C3 - Secondary Commercial District
- Reports Phase I ESA, geotechnical

## **CONTACT:**

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