

HIGHWAY INDUSTRIAL LAND on RAIL 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
- additional 3.5 acres available for extended rail siding
- price: \$2,185,950 (\$95,000 per acre)

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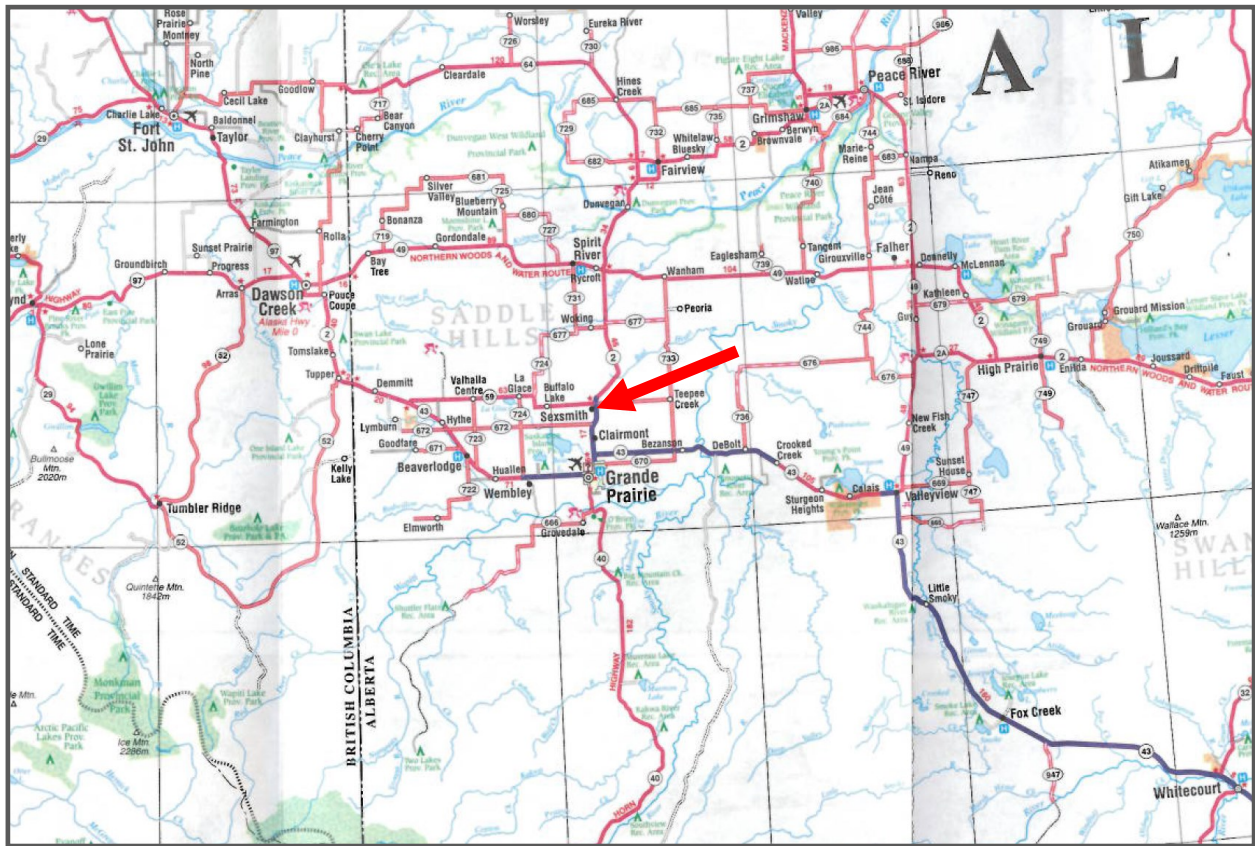
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- **Address** 9001 - 90 Street Sexsmith
- **Legal Description** Lot 2, Block 2, Plan 1822478
- **Land Use Classification** C3 - Secondary Commercial District
- **Reports** Phase I ESA, RPR, topographical survey, geotechnical report, grade plan

CONTACT:

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