

PROPOSED INDUSTRIAL SITE SEXSMITH, ALBERTA

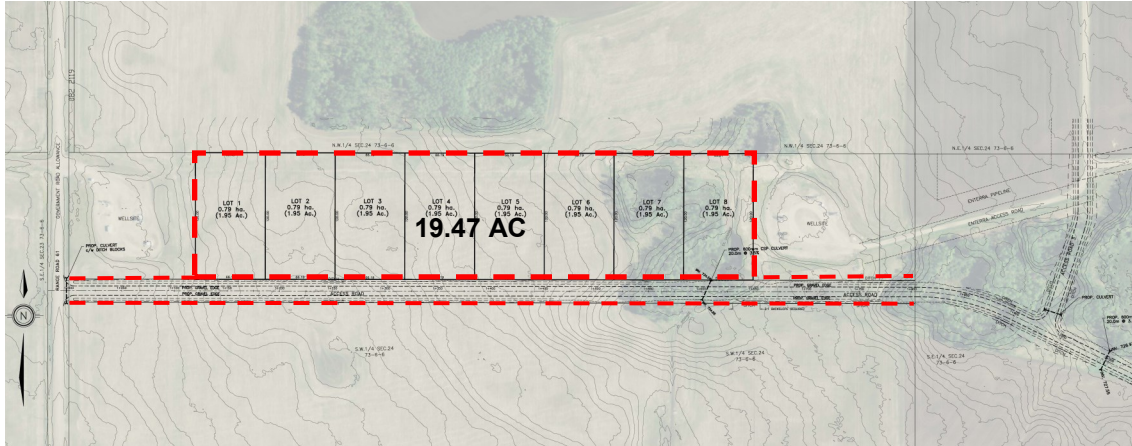


- **located in Town of Sexsmith on RR 61.... 1.5 miles north of Emerson Trail 672 and #2 Highway**
- **zoned CR - Country Residential/Business**
- **alternate zoning - C3 Secondary Commercial**
- **municipal services available for future development**
- **site area.... 19.47 acres**
- **municipal road allowance on south boundary of property... 4.37 acres**
- **price: \$778,800 (\$40,000 per acre)**

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SITE PLAN

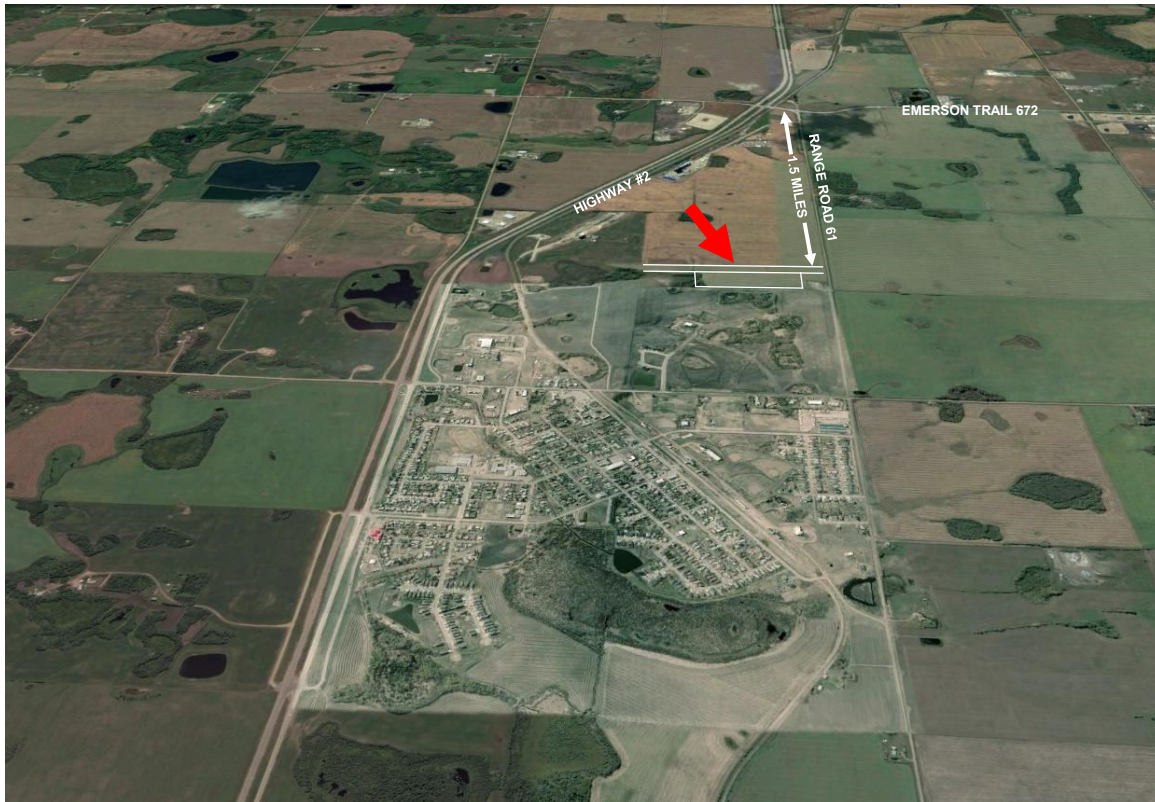


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- **Legal Description** Lot 1, Block 1, Plan 1523231
- **Land Use Classification** CR - Country Residential/Business
Alternative Zoning: C3 Commercial
- **Reports** Phase I ESA, geotechnical

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