

\$921,250 - Nw-24-73-6-w6 95 Avenue, Sexsmith

MLS® #A2225150

\$921,250

0 Bedroom, 0.00 Bathroom,
Land on 16.75 Acres

NONE, Sexsmith, Alberta

COMMERCIAL LOTS! Priced WAY below appraised value!

16.75 acres of commercial land ready for development.

This project boasts some pre-existing underground services, laying the foundation for seamless development. Zoning planned to be CL- Commercial Light, but embrace the versatility with the potential for mixed zoning,

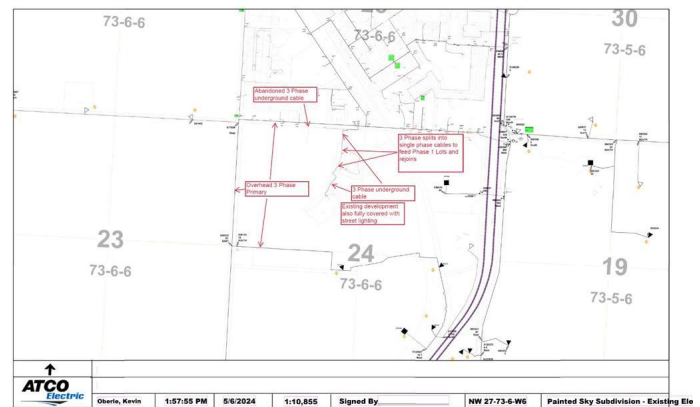
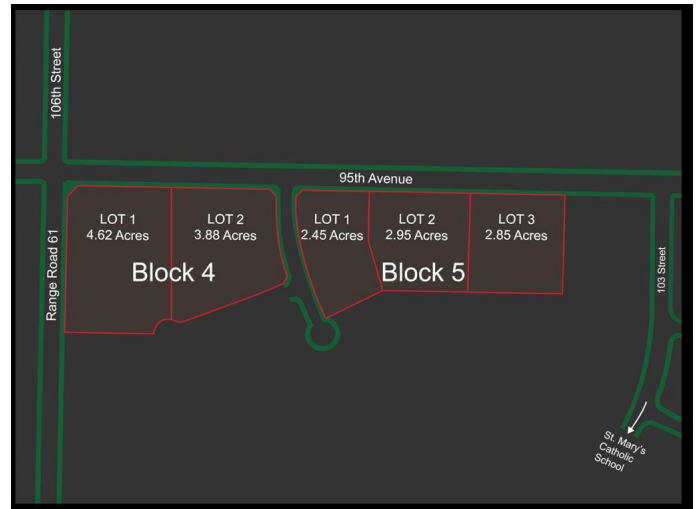
Positioned strategically along a bustling thoroughfare, commercial lots promise unparalleled visibility, ideal for retail enterprises. With grading and some essential services already in place.

Phase one of the subdivision showcases custom-built single-family residences. A cutting-edge K-8 School anchors the heart of this community enclave.

Nestled within the vibrant Town of Sexsmith, a mere 12 miles from Grande Prairie, discover a harmonious blend of small-town charm and metropolitan conveniences.

Be sure to explore the myriad of federal and municipal development incentives, from CMHC Project financing to Aquatera connection incentives. NOW is the time to take advantage!

Contact a Commercial Agent today to assist you in unveiling the possibilities!



Essential Information

MLS® #	A2225150
Price	\$921,250
Bathrooms	0.00
Acres	16.75
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Nw-24-73-6-w6 95 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Exterior

Exterior Features	Playground
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Additional Information

Date Listed	May 25th, 2025
Days on Market	134
Zoning	AG

Listing Details

Listing Office	RE/MAX Grande Prairie
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