

\$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,

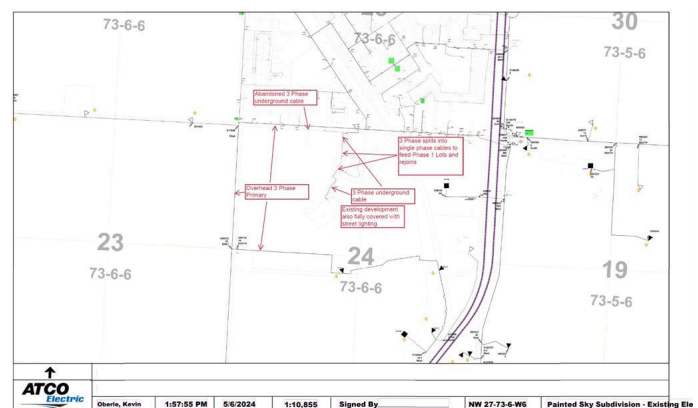
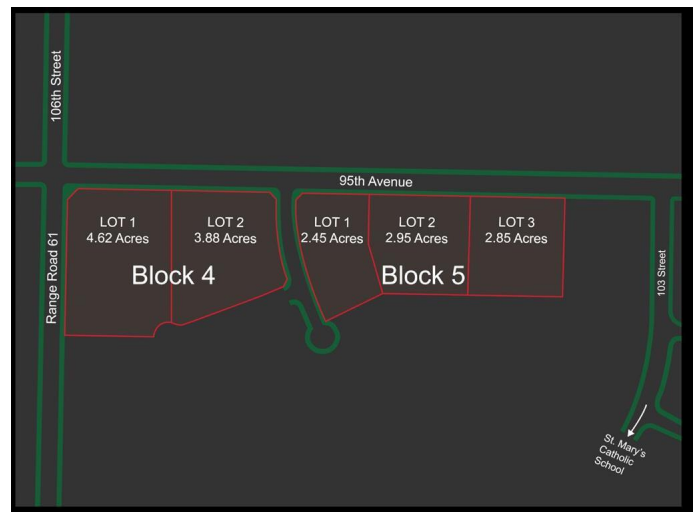
Positioned strategically along a bustling
thoroughfare, commercial lots promise
unparalleled visibility, ideal for retail
enterprises. With grading and some essential
services already in place.

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
-------------------	------------

Additional Information

Date Listed	May 25th, 2025
Days on Market	155
Zoning	AG

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.