

# \$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,

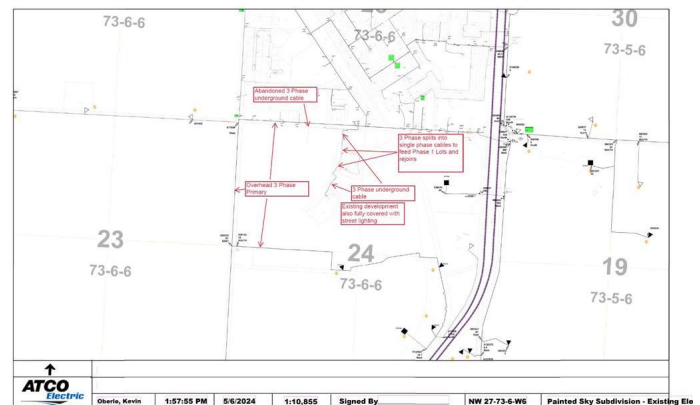
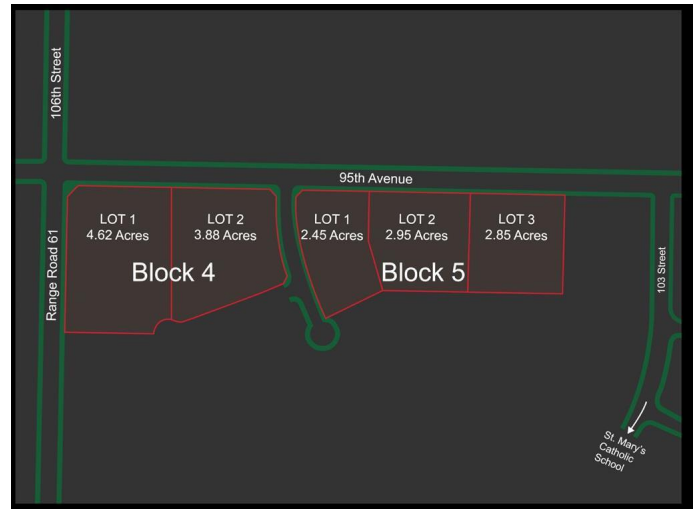
Positioned strategically along a bustling  
thoroughfare, commercial lots promise  
unparalleled visibility, ideal for retail  
enterprises. With grading and some essential  
services already in place.

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 | 160            |
| Zoning         | AG             |

## Listing Details

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

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