# \$3,445,000 - 731056a Range Road 62, Sexsmith

MLS® #A2210644

### \$3,445,000

0 Bedroom, 0.00 Bathroom, Commercial on 7.67 Acres

NONE, Sexsmith, Alberta

Newly constructed, 11,640 Square foot shop just off the Emerson Highway, on 7.67 acres. Shop has two, 120' drive through bays and one conventional bay. One of the drive throughs is a wash bay. 16' wide by 18' high overhead doors. (5 OHDs total) 22' ceiling height. Offices can be built to suite at an additional negotiated price. Property is serviced with a well and sewer system. The Seller can offer approximately 15 to 20 acres more land if required.

Built in 2025

#### **Essential Information**

MLS® # A2210644 Price \$3,445,000

Bathrooms 0.00 Acres 7.67 Year Built 2025

Type Commercial

Sub-Type Industrial

Status Active

### **Community Information**

Address 731056a Range Road 62

Subdivision NONE

City Sexsmith

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 3C0







### **Additional Information**

Date Listed April 10th, 2025

Days on Market 207

Zoning RM-2

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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