

# \$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.

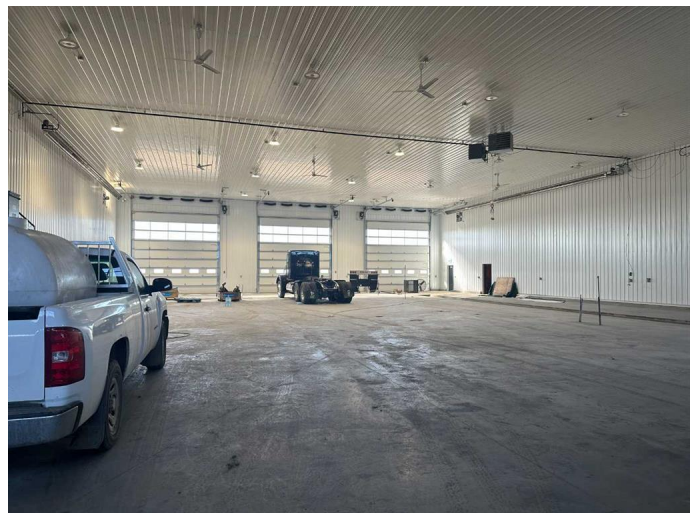
Built in 2025

## 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 | 17               |
| Zoning         | RM-2             |

## Listing Details

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

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