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## 10017 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sexsmith, Alberta

**Listing ID:**  
32340

**MLS ID:**  
A2261245

**\$219,900**



 **CORD SPERO**  
 (780) 832-5880

 **RE/MAX Grande Prairie**  
 780-538-4747

 10017 100 Street , Sexsmith , Alberta T0H 3C0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	128	C-1
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1980	Other
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	1125636
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1584.00	147.16	Garage Door Opener, Garage Heater
<b>Restrictions</b>	<b>Reports</b>	
None Known	None	

Prime commercial zoned lot featuring a spacious 36' x 44' heated shop, ideal for a variety of business or storage uses. The shop is equipped with two 13 foot overhead doors, offering excellent access for large vehicles or equipment. The fully fenced yard provides security and privacy, and includes an additional shed for extra storage. This property is a rare opportunity for investors or owner-operators looking to expand. Neighbouring the lot is a fully developed 1,278 sq. ft. bungalow home with in-law suite, which is also available for purchase. This property is perfect for live/work arrangements or rental income. Explore the potential of this versatile and well located property right down town in Sexsmith today!

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