

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**Transaction Type**

For Sale

**Days On Market**

64

**Zoning**

C-1

**Subdivision**

NONE

**Year Built**

1980

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1125636

**Building Area (Sq. Ft.)**

1584.00

**Building Area (Sq. M.)**

147.16

**Inclusions**

Garage Door Opener, Garage Heater

**Restrictions**

None Known

**Reports**

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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.