

**10017 100 Street
Sexsmith, Alberta****MLS # A2261245****\$219,900****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,584 sq.ft.**Zoning:** C-1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Garage Door Opener, Garage Heater

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!