

# \$925,000 - 9300 69 Avenue, Clairmont

MLS® #A2178101

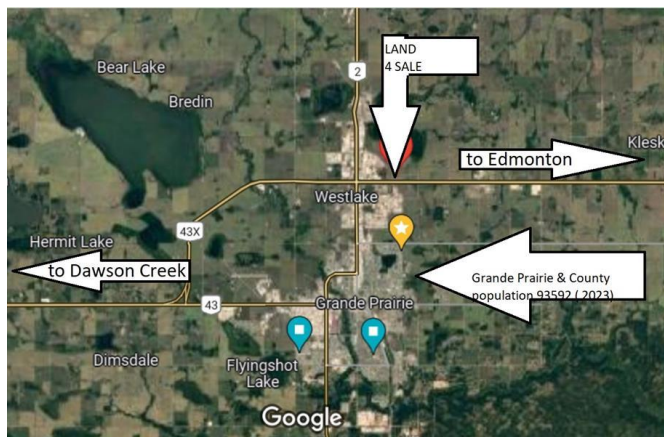
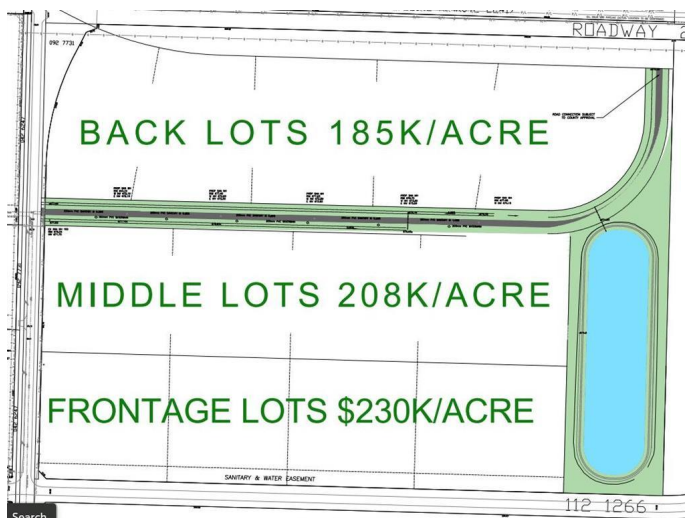
**\$925,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.00 Acres

NONE, Clairmont, Alberta

5 acres industrial land with water sewer gas and power! Prime Industrial Subdivision by 4 Mile corner just 3 minutes north of Grande Prairie. 5-40+ acres, seller will subdivide to suite your size and dimensional needs! Major road frontage and highway visibility featuring city water and sewer. HWY43 INDUSTRIAL SUBDIVISION BENEFITS -Flexible Size, subdivide to suit, 5-40+ acre lots available -City Water & Sewer, Power and Gas -Highway 43 Visibility on frontage lots -Possible North and South

Entrances/Approaches if Front and Middle lots are purchased together -In the county of GP only 5 minutes to the city -Surrounded by amenities and National Brands -Flexible pricing to fit your budget \$230k an acre for frontage lots,\$208k/acre for middle lots,\$185k for back lots. -REQUEST A FULL BROCHURE



## Essential Information

MLS® #	A2178101
Price	\$925,000
Bathrooms	0.00
Acres	5.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address 9300 69 Avenue

Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B3

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
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### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	167
Zoning	rm1/2

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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