# \$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

### **Additional Information**

Date Listed November 7th, 2024

Days on Market 208

Zoning rm1/2

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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