# \$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
Туре	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	177
Zoning	rm1/2

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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