



GRASSROOTS
REALTY GROUP

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**9300 69 Avenue
Clairmont, Alberta**

MLS # A2250795



\$8,860,000

Division: NONE

Lot Size: 40.00 Acres

Lot Feat: -

By Town: -

LLD: 18-72-5-W6

Zoning: rm1/2

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Natural Gas, Sewer, Water

40 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