



**GRASSROOTS**  
REALTY GROUP

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6:6;72;23 sw 84.88 SW  
Clairmont, Alberta

MLS # A2259888

**\$2,250,000**

**Division:** NONE

**Lot Size:** 84.88 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 23-72-6-W6

**Zoning:** RM-2

**Water:** -

**Sewer:** -

**Utilities:** -



Remnant of the land NW section included in the west Clairmont industrial ASP developable to light industrial uses. 7 lots were previously subdivided as phase 1, and additional lots can be subdivided as subsequent phases. All services including water, sanitary sewer, 3phase power, telecommunication and fibre optic cables are available on-site. Previously, the lots subdivision was approved as phase 1a, and the 7 lots subdivision was approved as phase 1b(both expired now; however, they can be applied again ). Refer to the tentative plan. A new subdivision application can be approved in short order.