



**GRASSROOTS**  
REALTY GROUP

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8701 105 Street  
Clairmont, Alberta

MLS # A2259908

**\$575,000**

**Division:** NONE

**Lot Size:** 4.40 Acres

**Lot Feat:** -

**By Town:** -

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

**Zoning:** RM-2

**Water:** -

**Sewer:** -

**Utilities:** -



4.4 acres light industrial parcel with all essential services, including municipal water, sanitary sewer, storm sewer, 3 phase power and fibre optic telecommunication services available at the property line. Building construction can be started immediately. This lot is part of phase 1 of the subdivision within "West Clairmont Industrial Park" and is accessible from Bauman Road. This development is close to two major highways, Hwy 42 and Hwy 2.