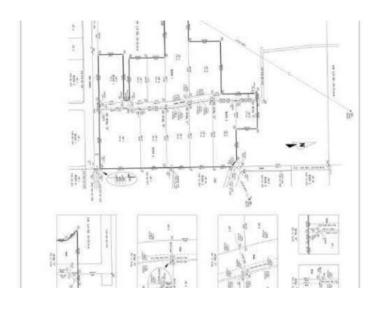


1-833-477-6687 aloha@grassrootsrealty.ca

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.