



GRASSROOTS
REALTY GROUP

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

**A&B, 62068 722 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2170942



\$3,800,000

Division: NONE

Lot Size: 7.87 Acres

Lot Feat: -

By Town: Clairmont

LLD: 10-72-6-W6

Zoning: GWC

Water: -

Sewer: -

Utilities: -

HIGHWAY FRONTAGE! Directly South of Highway 43X you will find this 7.87 acre parcel. Zoning approved for GWC - commercial development along high visibility arterial corridors, which serve as entrance routes to residential neighbourhoods in the County. Meaning for potential development of hotels, retail stores, gas stations, and so much more! The full piece would make a great location for an Amazon warehouse or an IKEA franchise. Subdivision plans have been approved to subdivide this parcel into 1.97 acre lots if a buyer wishes for less land. Power and gas already available at the property well water access.