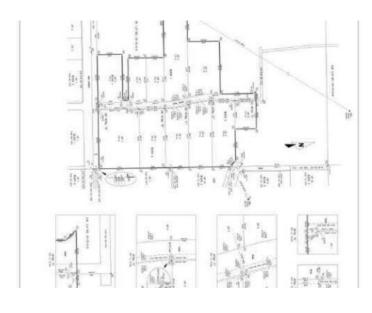




8701 105 Street Clairmont, Alberta

MLS # A2259908



\$575,000

Lot Size: 4.40 Acres Lot Feat: - By Town: - LLD: 23-72-6-W6 Zoning: RM-2 Water: - Sewer: - Utilities: -	Division:	NONE
By Town: - LLD: 23-72-6-W6 Zoning: RM-2 Water: - Sewer: -	Lot Size:	4.40 Acres
LLD: 23-72-6-W6 Zoning: RM-2 Water: - Sewer: -	Lot Feat:	-
Zoning: RM-2 Water: - Sewer: -	By Town:	-
Water: - Sewer: -	LLD:	23-72-6-W6
Sewer: -	Zoning:	RM-2
	Water:	-
Utilities: -	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.