

**9300 69 Avenue
Clairmont, Alberta****MLS # A2270850****\$3,700,000****Division:** NONE**Lot Size:** 20.00 Acres**Lot Feat:** -**By Town:** -**LLD:** 18-72-5-W6**Zoning:** rm1/2**Water:** Public**Sewer:** Public Sewer**Utilities:** Electricity, Natural Gas, Sewer, Water

20 acres industrial land with water sewer gas and power! Prime Industrial Subdivision by 4 Mile corner just 3 minutes north of Grande Prairie. 5-40+ acres, seller will subdivide to suite your size and dimensional needs! Major road frontage and highway visibility featuring city water and sewer. HWY43 INDUSTRIAL SUBDIVISION BENEFITS -Flexible Size, subdivide to suit, 5-40+ acre lots available -City Water & Sewer, Power and Gas -Highway 43 Visibility on frontage lots -Possible North and South Entrances/Approaches if Front and Middle lots are purchased together -In the county of GP only 5 minutes to the city -Surrounded by amenities and National Brands -Flexible pricing to fit your budget \$230k an acre for frontage lots,\$208k/acre for middle lots,\$185k for back lots. -REQUEST A FULL BROCHURE