

**8604 5B105 Street Clairmont , Ab Street
Clairmont, Alberta****MLS # A2077227****\$750,000****Division:** N/A**Lot Size:** 6.05 Acres**Lot Feat:** -**By Town:** -**LLD:** 23-72-6-W6**Zoning:** RM-2**Water:** -**Sewer:** -**Utilities:** -

6.05 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.