

**. SE-13-72-6-W6
Clairmont, Alberta**

MLS # A2154819



\$3,125,000

Division: Clairmont

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 20.60 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Opportunity to purchase 20.6+/- acres of commercial property in Crossroads North. This property is being rezoned and is the most southeasterly portion of section 13 and is identified as commercial property in the area structure plan of Crossroads North. There are services to the property line including a curb stop on the property. The property has 69th Ave as a South boundary and Range Road 60 as a East boundary and is at the junction of alternate truck route access to Highway 43 North and East of Grande Prairie. Property slopes to the South and East. There is a berm on the South side that can be removed. Property is very visible from highway 43. This property is priced to sell.