# \$6,645,000 - 9300 69 Avenue, Clairmont

MLS® #A2178094

# \$6,645,000

0 Bedroom, 0.00 Bathroom, Land on 30.00 Acres

NONE, Clairmont, Alberta

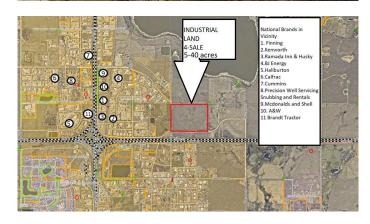
\*Land Sale Development Incentive\* - The first 10+ acre lot sold will receive a \$25,000 per acre Site Development Incentive until the end of April 2025, there is no maximum, the more acres you buy the more you save!! 30 acres industrial land with water sewer gas and power! Prime Industrial Subdivision 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







#### **Essential Information**

MLS® # A2178094 Price \$6,645,000

Bathrooms 0.00
Acres 30.00
Type Land

Sub-Type Industrial Land

Status Active

# **Community Information**

Address 9300 69 Avenue

Subdivision NONE

City Clairmont

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 5B3

### **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

Available

# **Additional Information**

Date Listed November 7th, 2024

Days on Market 229

Zoning rm1/2

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.