



GRASSROOTS
REALTY GROUP

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9300 69 Avenue
Clairmont, Alberta

MLS # A2250800



\$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