



GRASSROOTS

REALTY GROUP

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**8701 105 Street
Clairmont, Alberta**

MLS # A2259908

\$575,000

Division: NONE

Lot Size: 4.40 Acres

Lot Feat: -

By Town: -

LLD: 23-72-6-W6

Zoning: RM-2

Water: -

Sewer: -

Utilities: -



4.4 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.