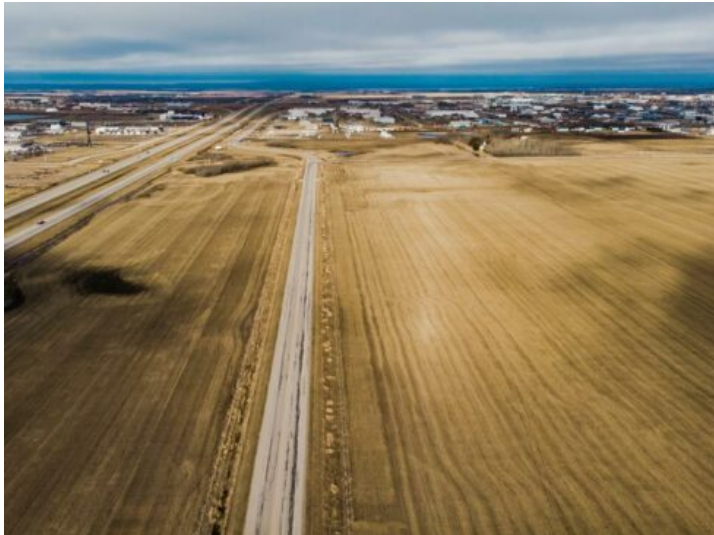


**9300 69 Avenue  
Clairmont, Alberta**

**MLS # A2270846**



**\$8,860,000**

**Division:** NONE

**Lot Size:** 40.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 18-72-5-W6

**Zoning:** rm1/2

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity, Natural Gas, Sewer, Water

40 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