

# \$3,525,000 - 9300 69 Avenue, Clairmont

MLS® #A2178099

**\$3,525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 15.00 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!! 15 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® #    | A2178099    |
| Price     | \$3,525,000 |
| Bathrooms | 0.00        |
| Acres     | 15.00       |
| 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 | 177                |
| Zoning         | rm1/2              |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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