

# \$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	270
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.