

# \$3,700,000 - 9300 69 Avenue, Clairmont

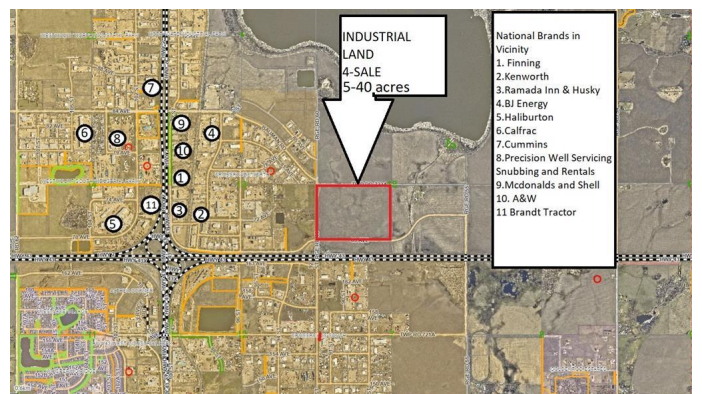
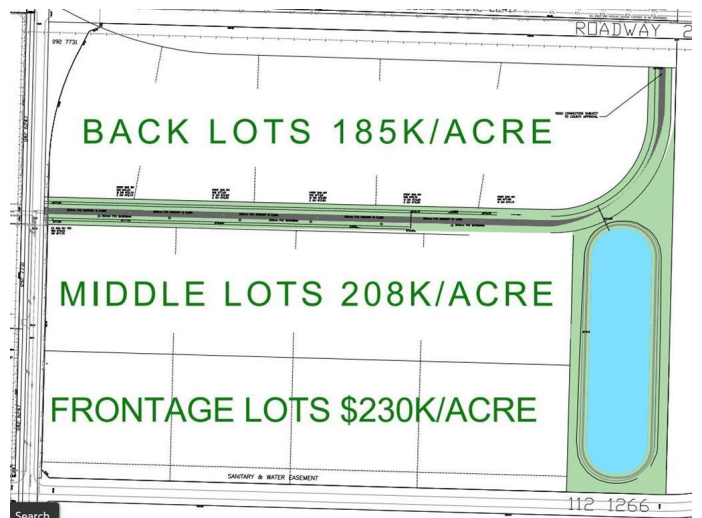
MLS® #A2178098

**\$3,700,000**

0 Bedroom, 0.00 Bathroom,  
Land on 20.00 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!! 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



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2178098    |
| Price     | \$3,700,000 |
| Bathrooms | 0.00        |
| Acres     | 20.00       |
| 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 166  
Zoning rm1/2

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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