

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

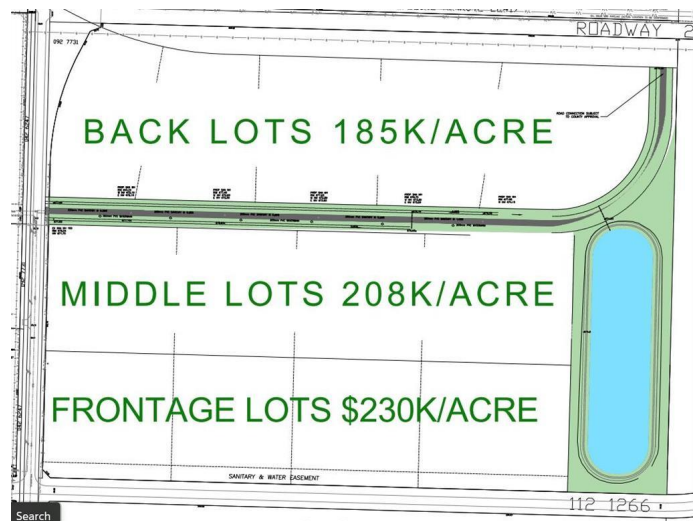
MLS® #A2250802

\$3,525,000

0 Bedroom, 0.00 Bathroom,
Land on 15.00 Acres

NONE, Clairmont, Alberta

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® #	A2250802
Price	\$3,525,000
Bathrooms	0.00
Acres	15.00
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	9300 69 Avenue
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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
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Additional Information

Date Listed	August 22nd, 2025
Days on Market	16
Zoning	rm1/2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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