

# \$6,645,000 - 9300 69 Avenue, Clairmont

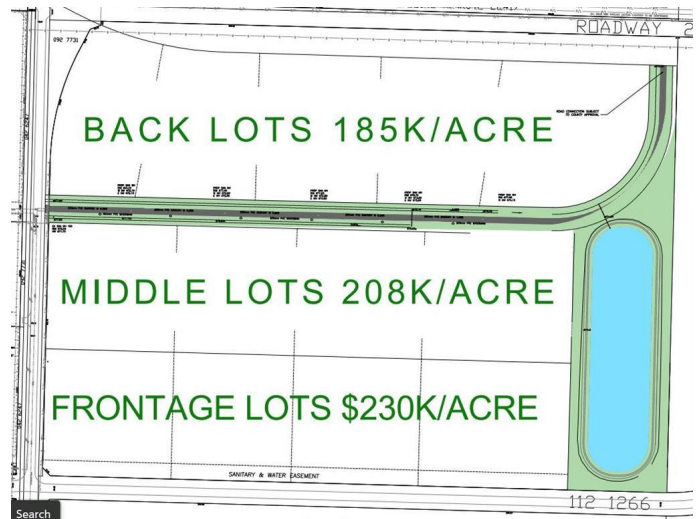
MLS® #A2250798

**\$6,645,000**

0 Bedroom, 0.00 Bathroom,  
Land on 30.00 Acres

NONE, Clairmont, Alberta

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® #    | A2250798        |
| 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    | August 22nd, 2025 |
| Days on Market | 60                |
| Zoning         | rm1/2             |

### **Listing Details**

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

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