

# \$3,125,000 - Se-13-72-6-w6 -, Clairmont

MLS® #A2189048

**\$3,125,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Clairmont, Alberta

An opportunity to purchase 20.6+/- acres of commercial property in Crossroads North. This property is being rezoned as Rm-4 and is the most southeasterly portion of section 13 and is identified as commercial property in the area structure plan of Crossroads North. There are services to the property line including a curb stop on the property. The property has 69th Ave as a South boundary and Range Road 60 as a East boundary and is at the junction of alternate truck route access to Highway 43 North and East of Grande Prairie. The property slopes to the South and East and there is a berm on the South side that can be removed. The property is very visible from Highway 43. This property is priced to sell.

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2189048    |
| Price     | \$3,125,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Commercial  |
| Sub-Type  | Industrial  |
| Status    | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | Se-13-72-6-w6 - |
| Subdivision | NONE            |
| City        | Clairmont       |



|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5B2                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 148                |
| Zoning         | Commercial         |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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