

# \$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	195
Zoning	Commercial

### **Listing Details**

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

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.