



FOR SALE

# CLAIRMONT DEVELOPMENT LANDS

Northwest Corner of 132 Avenue &  
100 Street, Clairmont, AB



HIGHWAY 43X

HIGHWAY 2

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# PROPERTY HIGHLIGHTS

- Flexible lot sizing
- Developer will subdivide to suit
- Highway 43X exposure
- Immediate access to HWY 2, HWY 43 & HWY 43X
- Potential Zoning
  - RM - 1 rural light industrial
  - RM - 2 rural medium industrial
  - RM - 3 rural heavy industrial
  - RM - 4 highway industrial



# PROPERTY DETAILS

Legal Description:  
Plan: 0824131 Block: 8 Lot: 10

Land Size:  
107.59 Acres Total

Current Zoning:  
AG - Agricultural District

Neighbourhood:  
Westmount South Industrial

Sale Price:  
Market



CALFRAC

FINNING CAT

Caron  
TRANSPORTATION SYSTEMS

RAMADA

KENWORTH

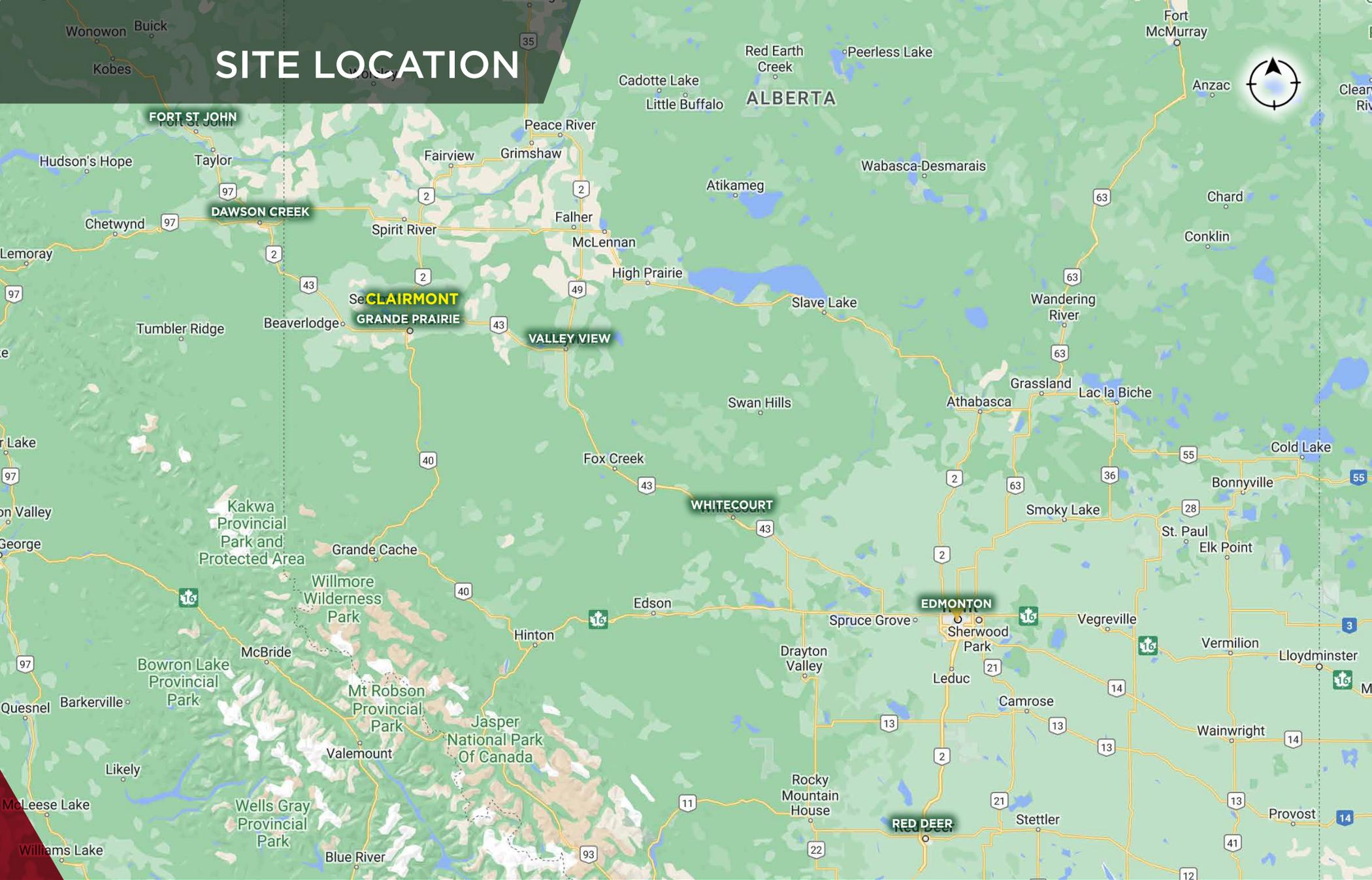
Brandt

HALLIBURTON

CROSSLINK  
COUNTY SPORTSPLEX

Days Inn  
BY WYNDHAM

# SITE LOCATION



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