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## 9101 150 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Clairmont, Alberta



**Listing ID:**  
27022

**MLS ID:**  
A2182405

**\$4,995,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 9101 150 Avenue , Clairmont , Alberta T8V 2N9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 392
<b>Zoning</b> RM-3	<b>Subdivision</b> N/A	<b>Nearest Town</b> Grande Prairie
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0525087	<b>Building Area (Sq. Ft.)</b> 52631.00
<b>Building Area (Sq. M.)</b> 4889.54	<b>Lot Size (Sq. Ft.)</b> 433857	<b>Lot Size (Acres)</b> 9.96
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for sale. Offering two large shop spaces totaling 45,792 square feet of shop space complemented by 6,839 square feet of office and parts space over two floors, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses. The shop area boasts a 42-foot ceiling height, equipped with two 20-ton, and 10-ton bridge cranes with an approximately 40-foot hook height, large access doors, and a smaller 5-ton crane. This heavy industrial property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided to ensure excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia. To book a showing or obtain further details, contact your local Commercial Realtor® today.

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