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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

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