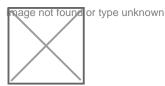


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 6901 96 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Clairmont, Alberta

Listing ID: 27728

MLS ID: A2095062

\$6,000,000



△ CORD SPERO

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

🕮 6901 96 Street , Clairmont , Alberta T8X 5B3

Transaction Type Title Days On Market

For Sale Fee Simple 541

**Zoning Subdivision Year Built** RM-4 N/A 2017

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0525909 3600.00 334.45

Lot Size (Sq. Ft.) Lot Size (Acres) Construction Type

559746 12.85 Wood Frame

InclusionsRestrictionsReportsn/aNone KnownNone

This occupied industrial property is being sold with a tenant in place and features amazing exposure with 12.85 acres of frontage zoned RM-4 on Highway 43. The fully serviced fenced and graveled property features 14,280 SF of heated and fully enclosed space with an additional 33,688 SF of cold storage with a total of three 10-ton cranes. This includes a well laid out and beautifully finished 3,600 SF office consisting of an additional 3,600 SF basement situated on an ICF foundation with great curb appeal. The fully enclosed "Test Shop" offers a 10-ton crane and 30' hanger door, air compressor, and Hotsy unit. Call your Commercial Realtor© for more information or to book a showing today.

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