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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**
 780-538-4747

 **6901 96 Street , Clairmont , Alberta T8X 5B3**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	731
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
Inclusions	Restrictions	Reports
n/a	None Known	None

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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