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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**
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 RE/MAX Grande Prairie
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 6901 96 Street , Clairmont , Alberta T8X 5B3

Transaction Type For Sale	Title Fee Simple	Days On Market 836
Zoning RM-4	Subdivision N/A	Year Built 2017
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0525909	Building Area (Sq. Ft.) 3600.00	Building Area (Sq. M.) 334.45
Lot Size (Sq. Ft.) 559746	Lot Size (Acres) 12.85	Construction Type Wood Frame
Inclusions n/a	Restrictions None Known	Reports 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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