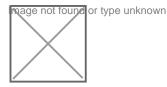


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

14204 93 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClairmont, Alberta

Listing ID: 29116

MLS ID: A2190717

\$3,100,000



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

2 780-538-4747

🖄 14204 93 Street , Clairmont , Alberta T8V 8E4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

92

Zoning RM-2

Subdivision

Nearest Town

NONE

Grande Prairie

Year Built 2003

Structure Type Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan 0325045

15000.00

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

1393.53

130680

3.00

Construction Type

Heating

Inclusions

Metal Frame

Radiant

n/a

Restrictions

Reports None Known None

This 15,000 SF multi-tenant industrial property is designed for efficiency, featuring three 100 ft pull-through bays, a 50 ft wash bay, and a 60 ft stub bay. A completely demised 5,000 SF space is leased to a strong tenant at \$80,000 per annum plus NNN until mid-2026, providing stable income. The building includes offices and a reception area on both sides, along with a spacious mezzanine on the west end, perfect for storage or a lunchroom. Equipped with 400 amp 240V 3-phase power, radiant heat, municipal water (holding tank pumps to sewer), and ten 14'W by 16'H overhead doors, this property is well-suited for a variety of industrial operations. The large, fenced, and graveled yard offers security and ample space for equipment. Contact your local Commercial Realtor® to book a showing or for more details.

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