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## 14204 93 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Clairmont, Alberta

**Listing ID:**  
29116

**MLS ID:**  
A2190717

**\$3,100,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 14204 93 Street , Clairmont , Alberta T8V 8E4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 92
<b>Zoning</b> RM-2	<b>Subdivision</b> NONE	<b>Nearest Town</b> Grande Prairie
<b>Year Built</b> 2003	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0325045	<b>Building Area (Sq. Ft.)</b> 15000.00
<b>Building Area (Sq. M.)</b> 1393.53	<b>Lot Size (Sq. Ft.)</b> 130680	<b>Lot Size (Acres)</b> 3.00
<b>Construction Type</b> Metal Frame	<b>Heating</b> Radiant	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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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