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## 720049 RR63 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Clairmont, Alberta

**Listing ID:**  
30978

**MLS ID:**  
A2231015

**\$2,400,000**



 **TIM BLAKE**  
 (780) 897-8847

 RE/MAX Grande Prairie  
 780-538-4747

 720049 RR63 , Clairmont , Alberta T0H0W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 330
<b>Zoning</b> GC	<b>Subdivision</b> NONE	<b>Year Built</b> 2025
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2421524	<b>Building Area (Sq. Ft.)</b> 8976.00	<b>Building Area (Sq. M.)</b> 833.89
<b>Lot Size (Sq. Ft.)</b> 137649	<b>Lot Size (Acres)</b> 3.16	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be completed with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out. Adjoining 4.33 acres can be purchased as well.

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