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9502 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Clairmont, Alberta



Listing ID:
31176

MLS ID:
A2234950

\$2,350,000



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

 RE/MAX Grande Prairie
 780-538-4747

 9502 99 Street , Clairmont , Alberta T8X 5A8

Transaction Type

For Sale

Days On Market

1

Zoning

RM-4

Subdivision

N/A

Year Built

2003

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0124099

Building Area (Sq. Ft.)

13066.00

Building Area (Sq. M.)

1213.86

Lot Size (Sq. Ft.)

87991

Lot Size (Acres)

2.02

Heating

Forced Air,Radiant

Inclusions

n/a

Restrictions

None Known

Reports

None

This must-see property offers exceptional exposure along Highway 2 in Clairmont and sits on 2.02 acres of fully paved yard space, presenting a clean and professional setting for any business. The 13,066 square foot building includes 8,125 square feet of main shop warehouse with three 18' by 18' overhead doors, 3,036 square feet of cold storage that offers three 18' H by 20" W overhead doors, and 1,905 square feet of office and reception area, providing a well-balanced mix of functionality and client-facing appeal. Ideal for businesses seeking visibility and accessibility in a high-traffic location, this property deserves a closer look. Contact the listing Realtor® for more information or to schedule a viewing.

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