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## 9319 81 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Clairmont, Alberta

**Listing ID:**  
31317

**MLS ID:**  
A2235768

**\$2,499,000**



 **SEAN GILLIS**  
 (780) 897-3520

 RE/MAX Grande Prairie  
 780-538-4747

 9319 81 Avenue , Clairmont , Alberta T0H 0W0

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

RM-2

**Subdivision**

NONE

**Year Built**

2013

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1322967

**Building Area (Sq. Ft.)**

8819.00

**Building Area (Sq. M.)**

819.31

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

INCREDIBLE OPPORTUNITY - 8819 SQFT OF SHOP AND OFFICE SPACE - RM-2 - 2 LOTS (2.87 AND 2.66 ACRES) TOTAL OF 6 ACRES FENCED, POWERED YARD SITE. 10 TON CRANE RECENT INSPECTION. 3.5 BAYS - 3 DRIVE THROUGH APPROX 100' FT BAYS WITH 16' DOORS. HOTSEY PRESSURE WASH PLUS AIR. POWER TO FENCE PARKING PLUS GATE. NEW FURNACE. ROUGHLY 4 OFFICES, RECEPTION PLUS LUNCH/BOARD ROOM. VACANT THIS AUGUST!!! PHENOMENAL OPPORTUNITY WELL UNDER REPLACEMENT VALUE !

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