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## 10350 144 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Clairmont, Alberta

**Listing ID:**  
31688

**MLS ID:**  
A2248004

**\$1,250,000**



**GREG DOBK**  
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 780-538-4747

10350 144 Avenue , Clairmont , Alberta T8V 7S9

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	149
<b>Zoning</b>	<b>Subdivision</b>	<b>Nearest Town</b>
RM-2	NONE	Grande Prairie
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1997	Industrial	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	9720474	6152.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
571.53	139827	3.21
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
NA	None Known	None

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, staff area in the mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. This property provides a perfect opportunity for someone to start or expand their own sandblasting / painting business!! The sand blasting equipment can be purchased for an additional \$200,000.00.

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