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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 DOBKO**
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 10350 144 Avenue , Clairmont , Alberta T8V 7S9

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