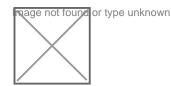


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10350 144 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClairmont, Alberta

Listing ID: 31688

D: MLS ID: A2248004

\$1,250,000



△ GREG DOBKO

2 (780) 831-7822

RE/MAX Grande Prairie

2 780-538-4747

10350 144 Avenue , Clairmont , Alberta T8V 7S9

Transaction Type Title Days On Market

For Sale Fee Simple 85

ZoningSubdivisionNearest TownRM-2NONEGrande Prairie

Year BuiltStructure TypeProperty Type1997IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 9720474 6152.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

571.53 139827 3.21

InclusionsRestrictionsReportsNANone KnownNone

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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