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8002 105 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Clairmont, Alberta



Listing ID:
31934

MLS ID:
A2251974

\$4,250,000



 **CORD SPERO**
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 RE/MAX Grande Prairie
 780-538-4747

 8002 105 Street , Clairmont , Alberta T0H 0W0

Transaction Type For Sale	Days On Market 22	Zoning RM-2
Subdivision NONE	Year Built 2007	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0625379
Building Area (Sq. Ft.) 17640.00	Building Area (Sq. M.) 1638.80	Lot Size (Sq. Ft.) 93218
Lot Size (Acres) 2.14	Inclusions n/a	Restrictions None Known
Reports None		

This industrial property is conveniently situated in Clairmont, just west of the County office. It encompasses 2.14 acres of land which is graveled and fenced with two approaches and RM-2 zoning. The building itself spans a total of 17,640 square feet, with 12,500 square feet of warehouse space. The warehouse is thoughtfully divided into two 100-foot bays, inclusive of five 16-foot by 16-foot overhead doors and a wash bay. The wash area is equipped with a dedicated pressure washer system, complete with its own standalone sump and trough setup that is independent of the municipal services run through the rest of the building. The operational efficiency comes in the form of a 10-ton crane and two 5-ton cranes. It offers radiant heat throughout the warehouse and a high-efficiency furnace for the office and mezzanine areas. To book a showing or for more information, call your local Commercial Realtor®.

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