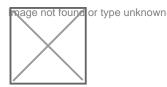


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

8002 105 Street , Clairmont , Alberta T0H 0W0

**Transaction Type** 

For Sale

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

17640.00

Lot Size (Acres)

2.14

**Reports** None **Days On Market** 

22

Year Built

2007

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

1638.80

Inclusions

n/a

Zoning

RM-2

Structure Type

Industrial

Legal Plan 0625379

Lot Size (Sq. Ft.)

93218

Restrictions

None Known

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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