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14424 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Clairmont, Alberta

Listing ID:
32428

MLS ID:
A2262596

\$1,800,000



 **CORD SPERO**
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 RE/MAX Grande Prairie
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 14424 97 Street , Clairmont , Alberta T8V 7B7

Transaction Type For Sale	Title Fee Simple	Days On Market 21
Zoning RM-2	Subdivision NONE	Nearest Town Grande Prairie
Year Built 2004	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9620476	Building Area (Sq. Ft.) 5300.00
Building Area (Sq. M.) 492.38	Lot Size (Sq. Ft.) 179902	Lot Size (Acres) 4.13
Inclusions n/a	Restrictions None Known	Reports None

This property offering a total of 5,300-square-foot of office and shop space which is located on a fully fenced and graveled 4.13-acre yard, with two approaches. The main building consists of a 40' by 80' shop with one pull-thru bay and three 16' by 16' overhead doors. It is an ideal fit for any company needing a large yard for storage or operations and a small but clean and functional shop and office space that doesn't break the bank. The building features large overhead doors, in-floor & radiant heat, a lunchroom for the staff, and a tool crib. It is all sitting on a generous and well-laid out yard offering ample turning radius, yard lights, and power on the fence. The office area includes a reception, five offices, and a boardroom. Contact your Commercial Realtor® today for a viewing.

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