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## 8701 102 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Clairmont, Alberta

**Listing ID:**  
33558

**MLS ID:**  
A2277405

**\$6,650,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 8701 102 Street , Clairmont , Alberta T8X 5G8

|  |  |                                     |
|--|--|-------------------------------------|
| <b>Transaction Type</b><br>For Sale        | <b>Days On Market</b><br>127             | <b>Zoning</b><br>RM-4               |
| <b>Subdivision</b><br>N/A                  | <b>Year Built</b><br>2007                | <b>Structure Type</b><br>Industrial |
| <b>Property Type</b><br>Commercial         | <b>Property Sub Type</b><br>Industrial   | <b>Legal Plan</b><br>0520075        |
| <b>Building Area (Sq. Ft.)</b><br>33160.00 | <b>Building Area (Sq. M.)</b><br>3080.64 | <b>Lot Size (Sq. Ft.)</b><br>205603 |
| <b>Lot Size (Acres)</b><br>4.72            | <b>Inclusions</b><br>n/a                 | <b>Restrictions</b><br>None Known   |
| <b>Reports</b><br>None                     |  |                                     |

Two exceptionally well-designed industrial buildings situated on a single lot with unmatched exposure along Highway 2 in Clairmont, just minutes north of Grande Prairie. Together, these buildings offer a total of 33,160 sq. ft. of high-functioning shop and office space, featuring 100' pull-through bays with 16'W by 18" overhead doors, a dedicated wash bay, two 10-ton cranes on a single rail, a spacious lunchroom, and a fully equipped training/conference room. All of this sits on 4.72 acres of prime RM-4-zoned frontage lot, in a location that's second to none. Contact your Commercial Realtor® today to arrange a viewing.

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