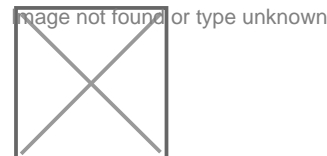


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Transaction Type

For Sale

Days On Market

2

Zoning

RM-4

Subdivision

N/A

Year Built

2007

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0520075

Building Area (Sq. Ft.)

33160.00

Building Area (Sq. M.)

3080.64

Lot Size (Sq. Ft.)

205603

Lot Size (Acres)

4.72

Inclusions

n/a

Restrictions

None Known

Reports

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.