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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>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	2	RM-4
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
N/A	2007	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	0520075
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
33160.00	3080.64	205603
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
4.72	n/a	None Known
<b>Reports</b>		
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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