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10815 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Clairmont, Alberta



Listing ID:
35144

MLS ID:
A2308052

\$1,950,000



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

 RE/MAX Grande Prairie
 780-538-4747

 10815 99 Street , Clairmont , Alberta T0H 0W2

Transaction Type For Sale	Days On Market 1	Zoning RM-1
Subdivision NONE	Year Built 1995	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9523005
Building Area (Sq. Ft.) 9500.00	Building Area (Sq. M.) 882.57	Lot Size (Sq. Ft.) 127630
Lot Size (Acres) 2.93	Inclusions n/a	Restrictions None Known
Reports None		

Located on the north side of Clairmont, this well-equipped industrial property offers an 8,000 SF shop footprint plus a 1,320 SF mezzanine, ideal for a wide range of industrial and service users. The steel-constructed shop features LED lighting, makeup air, 400-amp three-phase power, and a one-ton hoist. The building is configured with four 16'W x 18'H overhead doors, including one drive-through bay for efficient equipment and fleet movement. A separate 1,500 SF modular office building includes five private offices, a lunch and reception area, providing a functional administrative setup. Situated on 2.93 acres backing onto the railway, the fenced and graveled yard offers excellent storage and maneuverability and includes power services to the yard for added operational flexibility. A highly functional and well-positioned property—call your Commercial Realtor® today for more information or to arrange a showing.

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