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## 6, 63014 TOWNSHIP ROAD 724 FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Clairmont, Alberta



**Listing ID:**  
35676


**MLS ID:**  
A2320198

**\$2,225,000**



 **WAYNE LOCK**  
 (780) 831-7573

 RE/MAX Grande Prairie  
 780-538-4747

 6, 63014 Township Road 724 , Clairmont , Alberta T0H 0W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> RM-2
<b>Subdivision</b> N/A	<b>Year Built</b> 2018	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1722304
<b>Building Area (Sq. Ft.)</b> 5040.00	<b>Building Area (Sq. M.)</b> 468.23	<b>Lot Size (Sq. Ft.)</b> 108900
<b>Lot Size (Acres)</b> 2.50	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> None		

Shop available for sale in Peregrine Business Park, just west of Clairmont, near the traffic circle. This building is 5,040 square feet and is situated on a 2.50 acre, fenced lot. The shop features one 80' drive through bay and two, 52' conventional bays. There are four, 16' x 16' over head doors. The office area consists of a large reception area, two offices, a washroom and a utility room. The shop has a washroom (can be accessed from shop or from office area), a laundry room and a storage room. There is a 936 square foot mezzanine, which can serve as parts storage or as a luncheon / coffee room. This property has a drilled well and a 3,500 gallon septic tank.

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