

\$4,995,000 - 9101 150 Avenue, Clairmont

MLS® #A2182405

\$4,995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.96 Acres

N/A, Clairmont, Alberta

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for sale. Offering two large shop spaces totaling 45,792 square feet of shop space complemented by 6,839 square feet of office and parts space over two floors, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses. The shop area boasts a 42-foot ceiling height, equipped with two 20-ton, and 10-ton bridge cranes with an approximately 40-foot hook height, large access doors, and a smaller 5-ton crane. This heavy industrial property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided to ensure excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia. To book a showing or obtain further details, contact your local Commercial Realtor® today.

Built in 2006

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2182405 |
| Price | \$4,995,000 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| Acres | 9.96 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 9101 150 Avenue |
| Subdivision | N/A |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8V 2N9 |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 10th, 2024 |
| Days on Market | 194 |
| Zoning | RM-3 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.