



**8701 102 Street
Clairmont, Alberta**

MLS # A2277405

\$6,650,000



Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 33,160 sq.ft.

Zoning: RM-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.72 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

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.