



**GRASSROOTS**  
REALTY GROUP

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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: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: n/a

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 4.72 Acres  
Lot Feat: -

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.