



**GRASSROOTS**  
REALTY GROUP

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**64014 713A Township  
Clairmont, Alberta**

**MLS # A2127692**

**\$2,799,000**



**Division:** N/A

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,955 sq.ft.

**Zoning:** RURAL INDUSTRIAL/BUSINESS

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 5.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

80'x101' shop + 25'x35' office on 5 acre fenced & graveled yard. Nearly 9000sq.ft. building in mint condition with all the bells & whistles you would expect. LED Lighting, Air compressor, Pressure washing system, make-up air system, Six 18'x16' O.H.D.'s, clear span inside shop, sumps well set-up for different uses. Facilities like this do not come on the market often and this one is priced well below replacement cost. Built in 2016 this property has been owner occupied and meticulously maintained both inside & out. The office area offers reception area, 2 offices, staff & kitchen area, bathroom and additional space for a potential third office, it was also built for a potential future 2nd floor expansion if needed. Three full 100' drive-thru bays offers great flexibility and over 8000sq.ft. of useable shop space. The 5 acre yard has great drainage and was constructed with heavy equipment in mind. This shop is strategically located close to major traffic routes and offers easy access to both west & south of Grande Prairie where a lot of the energy sector work is located. Property is currently serviced with well & septic holding tank which owner has never had problems with. Don't delay call a Commercial realtor today for more details or to arrange a tour of the property.