

8701 102 Street
Clairmont, Alberta

MLS # A2271618

**\$18 per sq.ft.****Division:** N/A**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**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.