

# \$6,000,000 - 6901 96 Street, Clairmont

MLS® #A2095062

**\$6,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 12.85 Acres

N/A, Clairmont, Alberta

This occupied industrial property is being sold with a tenant in place and features amazing exposure with 12.85 acres of frontage zoned RM-4 on Highway 43. The fully serviced fenced and graveled property features 14,280 SF of heated and fully enclosed space with an additional 33,688 SF of cold storage with a total of three 10-ton cranes. This includes a well laid out and beautifully finished 3,600 SF office consisting of an additional 3,600 SF basement situated on an ICF foundation with great curb appeal. The fully enclosed "Test Shop" offers a 10-ton crane and 30' hanger door, air compressor, and Hotsy unit. Call your Commercial Realtor® for more information or to book a showing today.

Built in 2017

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2095062    |
| Price      | \$6,000,000 |
| Bathrooms  | 0.00        |
| Acres      | 12.85       |
| Year Built | 2017        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

Address 6901 96 Street



|             |                                 |
|-------------|---------------------------------|
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5B3                         |

**Exterior**

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2024 |
| Days on Market | 470               |
| Zoning         | RM-4              |

**Listing Details**

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

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