

# \$4,995,000 - 9101 150 Avenue, Clairmont

MLS® #A2182405

**\$4,995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 9.96 Acres

N/A, Clairmont, Alberta

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for sale. Offering two large shop spaces totaling 45,792 square feet of shop space complemented by 6,839 square feet of office and parts space over two floors, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses. The shop area boasts a 42-foot ceiling height, equipped with two 20-ton, and 10-ton bridge cranes with an approximately 40-foot hook height, large access doors, and a smaller 5-ton crane. This heavy industrial property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided to ensure excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia. To book a showing or obtain further details, contact your local Commercial Realtor® today.

Built in 2006

## Essential Information

MLS® #	A2182405
Price	\$4,995,000
Bathrooms	0.00



Acres	9.96
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	9101 150 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 2N9

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	134
Zoning	RM-3

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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