

\$3,100,000 - 14204 93 Street, Clairmont

MLS® #A2190717

\$3,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.00 Acres

NONE, Clairmont, Alberta

This 15,000 SF multi-tenant industrial property is designed for efficiency, featuring three 100 ft pull-through bays, a 50 ft wash bay, and a 60 ft stub bay. A completely demised 5,000 SF space is leased to a strong tenant at \$80,000 per annum plus NNN until mid-2026, providing stable income. The building includes offices and a reception area on both sides, along with a spacious mezzanine on the west end, perfect for storage or a lunchroom. Equipped with 400 amp 240V 3-phase power, radiant heat, municipal water (holding tank pumps to sewer), and ten 14'W by 16'H overhead doors, this property is well-suited for a variety of industrial operations. The large, fenced, and graveled yard offers security and ample space for equipment. Contact your local Commercial Realtor® to book a showing or for more details.

Built in 2003

Essential Information

MLS® #	A2190717
Price	\$3,100,000
Bathrooms	0.00
Acres	3.00
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address 14204 93 Street
Subdivision NONE
City Clairmont
County Grande Prairie No. 1, County of
Province Alberta
Postal Code T8V 8E4

Interior

Heating Radiant

Exterior

Construction Metal Frame

Additional Information

Date Listed January 28th, 2025
Days on Market 83
Zoning RM-2

Listing Details

Listing Office RE/MAX Grande Prairie

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