

# \$2,197,000 - 14411 95 Street, Clairmont

MLS® #A2200587

**\$2,197,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.47 Acres

N/A, Clairmont, Alberta

RARE! 8900 sf, 5 bay shop including a drive thru wash bay situated on a 3.47 acre compacted, corner lot with excellent drainage. Located in the Highway 43 Industrial Park with easy access to Hwy 43 & Hwy 2, this property has 2 access points & is fully fenced with security gates, yard lights, exterior plugs along S. fence & outdoor storage. Recent upgrades include tying in to municipal water and sewer, new furnace, new radiant heaters, new 30x80 addition, paved front parking, renovated office & reception area. Ideal property for small to mid-size operations with 2 large offices (room for more) and large reception area, 5 bays ( 1- 80' drive thru wash bay, 1 - 80' x 30' conventional bay (could be drive through), 1 - 80' conventional bay, 2-60' stub bays. ) with LED lighting throughout & acres of space for laydown/turnaround on well compacted, graveled secure yard. .400amp 120/128V 3 phase power. Call your commercial Realtor to view before it's too late.

Built in 2000

## Essential Information

MLS® #	A2200587
Price	\$2,197,000
Bathrooms	0.00
Acres	3.47
Year Built	2000
Type	Commercial



Sub-Type	Industrial
Status	Active

### **Community Information**

Address	14411 95 Street
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V7V7

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	43
Zoning	RM-2

### **Listing Details**

Listing Office	eXp Realty
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