

15409 94 Street
Clairmont, Alberta

MLS # GP213173



\$2,475,000

Division: Clairmont

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,038 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Electricity, Natural Gas, Phone

Exterior: -

Parking: Gravel Driveway

Water: Public

Lot Size: 2.68 Acres

Sewer: Sewer

Lot Feat: Corner Lot

Inclusions: -

Extremely well maintained industrial building which is built on an ICF foundation, and positioned on a corner lot with two approaches. It uses both radiant and in-floor heat in the 8,196 SqFt of shop space with forced air heating the remaining 1,842 SqFt of offices. The shop consists of one 120' pull-thru bay, an additional two 85' bays with a shop bathroom and lunchroom. The office area consists of a large reception and washroom on the main floor with an added three offices, boardroom and washroom upstairs. This is a must see for anyone looking in the Grande Prairie area. Call your local Commercial Realtor© today to book a showing.