

9420 141 Avenue  
Clairmont, Alberta

MLS # GP208543



## \$2,395,000

**Division:** Clairmont

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** MI SWACO

**Bus. Name:** -

**Size:** 9,695 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Natural Gas, Phone

**Exterior:** -

**Parking:** Driveway

**Water:** Well

**Lot Size:** 2.47 Acres

**Sewer:** Holding Tank

**Lot Feat:** Cleared

**Inclusions:** -

Fully leased by a single, low maintenance tenant until December of 2024. The same tenant has been on the property since it was built. The property is 2.47 acres in the Highway 43 East Industrial Park on the south side of Clairmont in the County of Grande Prairie. Main building is steel frame with metal clad exterior and metal roof. Main floor is 6000 sf and houses shop and approximately 1500 sf of office, reception area and bathrooms. The second level is about 1500 sf also and has a conference room, locker room and unfinished area. There are 4 overhead doors with concrete aprons. The second building is also steel frame with metal clad siding and metal roof, it currently houses pumps and tanks and could be re purposed for general shop space. It has 2 overhead doors. The yard is fenced and well graveled.