

8301 98 Street  
Clairmont, Alberta

MLS # GP214347



## \$5,500,000

Division: Clairmont

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 33,767 sq.ft.

Zoning: RM4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: -

FOR SALE: 33,767 sqft shop on fully fenced and graveled 6.07 acre lot in a great location just north of Grande Prairie. Two story office, first floor area consists of large open sales/product area, 6 offices, lunch/coffee room. 2nd floor features 2 offices, board room/multi office room, large open space, large kitchenette/lunch room, 2 storage rooms, women's washroom with lockers, and men's full washroom including lockers and shower. South wing of the shop features 3, 90' drive through bays and two 90' pull in bays, 2 Cranes 2x5 tonnes / 10 ton max, 4 sumps, air compressor, radiant heat. East side of the shop features large mezzanine, and open warehouse space with overhead door access. Drive though Quonset in yard has sump, radiant heat. Zoned: RM4 Highway Industrial. Located on busy street with lots of drive by traffic.