

# \$21 - 8002 105 Street, Clairmont

MLS® #A2073611

**\$21**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.14 Acres

NONE, Clairmont, Alberta

This industrial property is conveniently situated in Clairmont, just west of the County office. It encompasses 2.14 acres of land which is graveled and fenced with two approaches and RM-2 zoning. The building itself spans a total of 17,640 square feet, with 12,500 square feet of warehouse space. The warehouse is thoughtfully divided into two 100-foot bays, inclusive of five 16-foot by 16-foot overhead doors and a wash bay. The wash area is equipped with a dedicated pressure washer system, complete with its own standalone sump and trough setup that is independent of the municipal services run through the rest of the building. The operational efficiency comes in the form of a 10-ton crane and two 5-ton cranes. It offers radiant heat throughout the warehouse and a high-efficiency furnace for the office and mezzanine areas. The Landlord is offering a three-month free base rent signing bonus to any qualified tenant. To book a showing or for more information call your local Commercial Realtor®.

Built in 2007

## Essential Information

MLS® #	A2073611
Price	\$21
Bathrooms	0.00
Acres	2.14
Year Built	2007



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	8002 105 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

### Additional Information

Date Listed	August 15th, 2023
Days on Market	613
Zoning	RM-2

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.