

# \$3,100,000 - 14204 93 Street, Clairmont

MLS® #A2190717

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.00 Acres

NONE, Clairmont, Alberta

This 15,000 SF multi-tenant industrial property is designed for efficiency, featuring three 100 ft pull-through bays, a 50 ft wash bay, and a 60 ft stub bay. A completely demised 5,000 SF space is leased to a strong tenant at \$80,000 per annum plus NNN until mid-2026, providing stable income. The building includes offices and a reception area on both sides, along with a spacious mezzanine on the west end, perfect for storage or a lunchroom. Equipped with 400 amp 240V 3-phase power, radiant heat, municipal water (holding tank pumps to sewer), and ten 14'W by 16'H overhead doors, this property is well-suited for a variety of industrial operations. The large, fenced, and graveled yard offers security and ample space for equipment. Contact your local Commercial Realtor® to book a showing or for more details.

Built in 2003

## Essential Information

MLS® #	A2190717
Price	\$3,100,000
Bathrooms	0.00
Acres	3.00
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	14204 93 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 8E4

## Interior

Heating	Radiant
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## Exterior

Construction	Metal Frame
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## Additional Information

Date Listed	January 28th, 2025
Days on Market	93
Zoning	RM-2

## Listing Details

Listing Office	RE/MAX Grande Prairie
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