

\$2,197,000 - 14411 95 Street, Clairmont

MLS® #A2200587

\$2,197,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.47 Acres

N/A, Clairmont, Alberta

RARE! 8900 sf, 5 bay shop including a drive thru wash bay situated on a 3.47 acre compacted, corner lot with excellent drainage. Located in the Highway 43 Industrial Park with easy access to Hwy 43 & Hwy 2, this property has 2 access points & is fully fenced with security gates, yard lights, exterior plugs along S. fence & outdoor storage. Recent upgrades include tying in to municipal water and sewer, new furnace, new radiant heaters, new 30x80 addition, paved front parking, renovated office & reception area. Ideal property for small to mid-size operations with 2 large offices (room for more) and large reception area, 5 bays (1- 80' drive thru wash bay, 1 - 80' x 30' conventional bay (could be drive through), 1 - 80' conventional bay, 2-60' stub bays.) with LED lighting throughout & acres of space for laydown/turnaround on well compacted, graveled secure yard. .400amp 120/128V 3 phase power. Call your commercial Realtor to view before it's too late.

Built in 2000

Essential Information

MLS® #	A2200587
Price	\$2,197,000
Bathrooms	0.00
Acres	3.47
Year Built	2000
Type	Commercial



Sub-Type	Industrial
Status	Active

Community Information

Address	14411 95 Street
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V7V7

Additional Information

Date Listed	March 11th, 2025
Days on Market	131
Zoning	RM-2

Listing Details

Listing Office	eXp Realty
----------------	------------

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.