

# \$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
---------	---------

## Exterior

Construction	Metal Frame
--------------	-------------

## Additional Information

Date Listed	January 28th, 2025
Days on Market	84
Zoning	RM-2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.