# \$19 - 8002 105 Street, Clairmont

MLS® #A2224986

#### \$19

0 Bedroom, 0.00 Bathroom, Commercial on 2.14 Acres

NONE, Clairmont, Alberta

This industrial property is conveniently located in Clairmont, just west of the County office. It encompasses 2.14 acres of graveled and fenced land, featuring three approaches and RM-2 zoning. The building spans a total of 17,640 square feet, including 2,500 square feet of grade-level office space with a mezzanine above designed for additional storage. The warehouse is thoughtfully divided into two 100-foot bays, featuring five 16-foot by 16-foot overhead doors and a dedicated wash bay. The wash area is equipped with a pressure washer system, complete with its own standalone sump and trough setup, independent from the municipal services that run through the rest of the building. Operational efficiency is enhanced by a 10-ton crane, two 5-ton cranes, and a make-up air unit. The warehouse is heated with radiant heat, while the office and mezzanine areas are serviced by a high-efficiency furnace. The Landlord is offering a signing bonus of three-month free base rent on a 5-year term for a qualified tenant. To book a showing or for more information, contact your local Commercial Realtor®.







Built in 2007

### **Essential Information**

MLS® # A2224986

Price \$19

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 May 28th, 2025

Days on Market 161

Zoning RM-2

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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