

\$18,800,000 - 9510 78 Avenue, Clairmont

MLS® #A2253057

\$18,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

53,335 Square Foot PREMIUM INDUSTRIAL FACILITY on 17.6 Acres. Currently gainfully leased with approximately 8 years remaining. Very strong tenant and lease. The Facility is state-of-the art and in impeccable condition with a well documented move-in report. The property has 3 access points. 11 Bays including 2 wash-bays. The ground work is exceptional. 10 Ton Crane, board rooms parts rooms and modern office space are just some of the features. This only 10 years old. A sound investment.

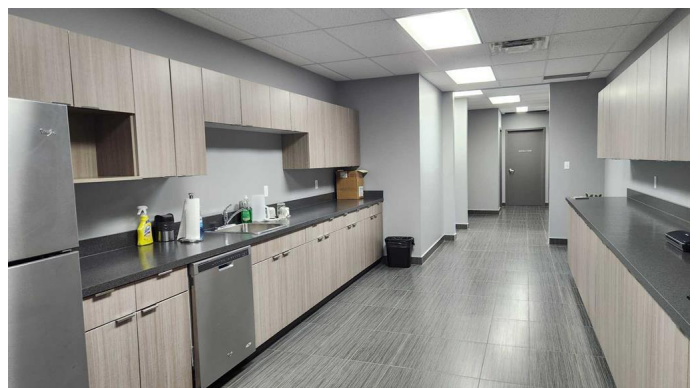
Built in 2015

Essential Information

MLS® #	A2253057
Price	\$18,800,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9510 78 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta



Postal Code T8X 0M2

Additional Information

Date Listed September 1st, 2025

Days on Market 60

Zoning RM-2 - RURAL MEDIUM INDUS

Listing Details

Listing Office Tom Shields Realty Inc.

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