

# \$4,500,000 - 8601 99 Street, Clairmont

MLS® #A1145092

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Office and Industrial Land. Perfect for your full facility needs. State of the art office building situated on over 7 ACRES. This is a prime opportunity to consolidate your operations. This office building is two stories with the main floor offices in place and a blank slate on the second floor allowing for custom development. Ample windows and tons of parking. The remaining land is fenced and graveled and ready for any type of construction. Put your administration and industrial/warehouse divisions together! Note: Office building is available for lease and the land is available for a Build-to-suit option. Call Commercial REALTOR® for your private viewing. Note: There is 6.5 acres adjacent available for 1.5 Million.

Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1145092    |
| Price      | \$4,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 8601 99 Street                  |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5A8                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2021 |
| Days on Market | 1342                |
| Zoning         | RM-2                |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Tom Shields Realty Inc. |
|----------------|-------------------------|

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