

# \$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 | 155              |
| Zoning         | RM-2             |

### Listing Details

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

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