

# \$2,499,000 - 9319 81 Avenue, Clairmont

MLS® #A2235768

**\$2,499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Clairmont, Alberta

INCREDIBLE OPPORTUNITY - 8819 SQFT OF SHOP AND OFFICE SPACE - RM-2 - 2 LOTS (2.87 AND 2.66 ACRES) TOTAL OF 6 ACRES FENCED, POWERED YARD SITE. 10 TON CRANE RECENT INSPECTION. 3.5 BAYS - 3 DRIVE THROUGH APPROX 100' FT BAYS WITH 16' DOORS. HOTSEY PRESSURE WASH PLUS AIR. POWER TO FENCE PARKING PLUS GATE. NEW FURNACE. ROUGHLY 4 OFFICES, RECEPTION PLUS LUNCH/BOARD ROOM. VACANT THIS AUGUST!!! PHENOMENAL OPPORTUNITY WELL UNDER REPLACEMENT VALUE !

Built in 2013

## Essential Information

MLS® #	A2235768
Price	\$2,499,000
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	9319 81 Avenue
Subdivision	NONE
City	Clairmont



County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	5
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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