



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

60073 Township Road 730
Clairmont, Alberta

MLS # A2339768



\$7,850,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	32,386 sq.ft.
Zoning:	RM-4

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	20.14 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This impressive 32,386 SF industrial facility is situated on 20.14 acres with exceptional highway exposure just minutes from Grande Prairie. The fully fenced and graveled site offers excellent drainage, abundant parking, and substantial yard space for equipment, fleet, and outdoor storage. The highly functional shop features 8.5 bays, including five 90' drive-through bays, two wash bays with built-in Hotsy systems, 5-ton and 10-ton overhead cranes, mezzanine storage, radiant heat, and an engineered air make-up system. Access is provided by 13 oversized overhead doors, including four 18'W x 20'H, two 18'W x 18'H, six 18'W x 16'H, and one 14'W x 12'H door. The two-storey office component provides 20+ offices along with reception, boardroom, lunchroom, and staff amenities. Recent improvements include new shop lighting, radiant heaters, interior paint, updated flooring, and yard regrading and gravel. A rare opportunity for a large-scale industrial user requiring excellent highway access, substantial yard space, and a highly functional facility. Also available for lease—see MLS® A2342566. Call your Commercial Realtor® today for more information or to arrange a tour.