

\$2,350,000 - 9502 99 Street, Clairmont

MLS® #A2234950

\$2,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.02 Acres

N/A, Clairmont, Alberta

This must-see property offers exceptional exposure along Highway 2 in Clairmont and sits on 2.02 acres of fully paved yard space, presenting a clean and professional setting for any business. The 13,066 square foot building includes 8,125 square feet of main shop warehouse with three 18' by 18' overhead doors, 3,036 square feet of cold storage that offers three 18' H by 20" W overhead doors, and 1,905 square feet of office and reception area, providing a well-balanced mix of functionality and client-facing appeal. Ideal for businesses seeking visibility and accessibility in a high-traffic location, this property deserves a closer look. Contact the listing Realtor® for more information or to schedule a viewing.

Built in 2003

Essential Information

MLS® #	A2234950
Price	\$2,350,000
Bathrooms	0.00
Acres	2.02
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address 9502 99 Street



Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5A8

Interior

Heating	Forced Air, Radiant
---------	---------------------

Additional Information

Date Listed	July 2nd, 2025
Days on Market	41
Zoning	RM-4

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.