

\$2,990,000 - 8601 99 Street, Clairmont

MLS® #A2234951

\$2,990,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Incredible opportunity. This Office structure is partially developed and comes with 5 Acres+/- of well packed fully developed fenced and graveled lot. Each floor is 13,000 Square Feet. Could be a great headquarters with lots of room to build an industrial shop\ and the 6.5 Acre lot adjacent is also available. Potential of a 11.5 Acre site visible from HWY 2 and just north of McDonalds and Shell Gas Station. This building is easily modified to suit your needs. Upstairs is a vacant slab with roughed-in washrooms and fully functioning HVAC. The building has a fire suppression system. Easy to view.

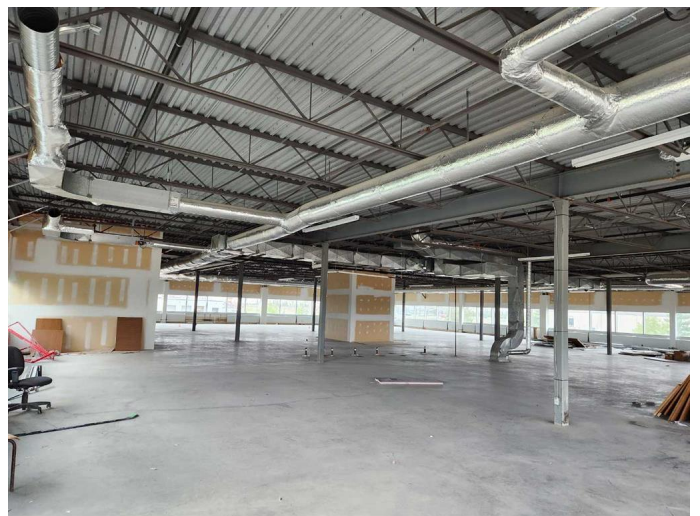
Built in 2006

Essential Information

MLS® #	A2234951
Price	\$2,990,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Industrial
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	July 2nd, 2025
Days on Market	84
Zoning	RM-2

Listing Details

Listing Office	Tom Shields Realty Inc.
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