

# \$4,250,000 - 8002 105 Street, Clairmont

MLS® #A2251974

**\$4,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.14 Acres

NONE, Clairmont, Alberta

This industrial property is conveniently situated in Clairmont, just west of the County office. It encompasses 2.14 acres of land which is graveled and fenced with two approaches and RM-2 zoning. The building itself spans a total of 17,640 square feet, with 12,500 square feet of warehouse space. The warehouse is thoughtfully divided into two 100-foot bays, inclusive of five 16-foot by 16-foot overhead doors and a wash bay. The wash area is equipped with a dedicated pressure washer system, complete with its own standalone sump and trough setup that is independent of the municipal services run through the rest of the building. The operational efficiency comes in the form of a 10-ton crane and two 5-ton cranes. It offers radiant heat throughout the warehouse and a high-efficiency furnace for the office and mezzanine areas. To book a showing or for more information, call your local Commercial Realtor®.

Built in 2007

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2251974    |
| Price      | \$4,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.14        |
| Year Built | 2007        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |



Status Active

### Community Information

Address 8002 105 Street  
Subdivision NONE  
City Clairmont  
County Grande Prairie No. 1, County of  
Province Alberta  
Postal Code T0H 0W0

### Additional Information

Date Listed September 3rd, 2025  
Days on Market 27  
Zoning RM-2

### Listing Details

Listing Office RE/MAX Grande Prairie

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